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GROUND FLOOR GARDEN FLAT

£250,000



Gerald Road, Charminster, Bournemouth, Dorset, BH3 7JZ

- **Ground Floor Garden Flat**
- **66 Square Metres**
- **Two Double Bedrooms**
- **Lounge & Sep' Kitchen**
- **Private Rear Garden**
- **Allocated Parking to Rear**
- **Frontage Hard Standing**
- **Share in the freehold**
- **Remainder of a 999-Yr Lease**
- **Pets Permitted**
- **Maintenance 50/50 as & when**
- **EPC D-Rated**
- **Council Tax Band B**
- **No Forward Chain**

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Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

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Communal entrance leads via front door into:

Entrance

An L-shaped room having coved and textured ceiling with ceiling light point. Under stairs storage. UPVC double-glazed side aspect window (recently fitted). Stripped wooden flooring.

Hallway:

Lounge

12' 7 x 12' 5 / 3.84m x 3.78m (approx')

Reception:

Coved and textured ceiling with ceiling light point. UPVC double-glazed patio door to garden. Single panelled radiator and fitted storage cupboard. TV/media point and stripped wooden flooring.

Kitchen:

12' 7 x 9' 4 / 3.84m x 2.84m (approx')

Plain ceiling with two ceiling light points. UPVC double-glazed window to rear aspect (recently fitted) and UPVC double-glazed door leading to garden. A range wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker. Space and plumbing for washing machine, space for fridge freezer and wall mounted gas central heating combination boiler. Splash back tiling & tiled flooring.

Bedroom One:

14' 10 x 12' 5 / 4.52m x 3.78m (approx'). Coved & textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect (recently fitted). Double panelled radiator. Stripped Wood floor

Bedroom Two:

12' 5 x 12' 5 / 3.78m x 3.78m (approx'). Coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect (recently fitted). Double panelled radiator. Stripped wooden flooring.

Bathroom:

12' 7 x 5' 6 / 3.84m x 1.68m (approx')

Plain ceiling with ceiling light point. Two UPVC double-glazed frosted windows to side aspect with further rear aspect UPVC double-glazed frosted window. Panelled bath with shower over mixer tap. Vanity unit with inset wash hand basin and mixer tap. Concealed cistern WC, ladder style towel rail, tiled walls and tiled flooring.

Outside

Front garden laid to lawn (offers potential for secondary parking). Private rear garden laid partially to patio with the remainder laid to lawn with a further area of sun decking. Fully enclosed by fencing and trellis top. Shared driveway leading to hard standing providing off road parking for one vehicle and access to storage shed.

Tenure:

**Leasehold with the benefit of a share in the freehold.
(Remainder of a 999-year lease)**

Charges:

Maintenance: 50/50 on an as and when basis. Ground Rent: Nil



Ground Floor

66 Square Metres
710 Square Feet



