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# Roberts

Sales, Lettings & Block Management

**SECOND FLOOR FLAT**

**£150,000**



**Orchard Court, 13 Vale Road, Bournemouth, BH1 3SX**

- **Second Floor Conversion**
- **53 Square Metres**
- **One Double Bedroom**
- **15ft5 x 12ft3 Lounge**
- **Kitchen with Space to Dine**
- **Modern Shower Room**
- **One Off Road Parking Bay**

- **Leasehold**
- **101-Year Lease**
- **Maintenance £902pa**
- **Ground Rent £175pa**
- **EPC C-Rating**
- **Council Tax Band A**
- **Chain Free**

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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.

## Orchard Court, 13 Vale Road, Bournemouth, BH1 3SX

Communal entrance leading to stairs & landings, the flat lies on the second (top) floor.

- Entrance** Plain ceiling with ceiling light point and mains wired smoke detector.
- Hallway:** Cupboard housing electric meter and consumer unit. Single panelled radiator and central heating thermostat.
- Lounge:** **15' 5 x 12' 3 / 4.71m x 3.73m (approx')**  
Plain sloping ceiling with ceiling light point. Two fitted Velux windows. Double panelled radiator and cupboard housing gas central heating combination boiler. Entry phone receiver.
- Kitchen with Space to Dine:** **11' 4 x 7' 10 / 3.45m x 2.38m (approx')**  
Having plain sloping ceiling with two ceiling light points and UPVC double-glazed window to front aspect.  
A range of wall and base mounted units with work surfaces over. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with stainless steel four-burner gas hob and cooker hood over. Integrated appliances including fridge, freezer and washing machine. Splash back tiling and single panelled radiator. Space for small table and chairs.
- Bedroom:** **14' 4 x 10' 6 / 4.37m x 3.21m (approx')**  
Plain sloping ceiling with ceiling light point. Fitted Velux window. Double panelled radiator.
- Shower Room:** **7' 6 x 6' 6 / 2.29m x 1.98m (approx')**  
Plain sloping ceiling, ceiling light point and fitted Velux window. Shower cubicle with fitted thermostatic shower. Pedestal wash hand basin with mixer tap and low-level WC. Double panelled radiator.
- Outside:** The property sits in well-presented communal grounds with one allocated parking space.
- Tenure:** Leasehold – 101 years remaining on the current lease.
- Maintenance:** £901.66 per annum **Ground Rent:** £175 per annum
- Council Tax:** Band A







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

