



# Roberts

Sales, Lettings & Block Management

## BALCONY MAISONETTE

OFFERS IN THE REGIONS OF:

# £225,000



Capstone Road, Charminster, Bournemouth, BH8 8SA

- 1st & 2nd Floor Maisonette
- 78 Square Metres
- Two Double Bedrooms
- Lounge/Diner & Sep' Kitchen
- Private Balcony Via Kitchen
- Storage Room & Attic Eaves
- Allocated Parking x2

- Leasehold with Benefit of Freehold to Entire Building
- Maintenance as & When
- Ground Rent Nil
- EPC D-Rated
- Council Tax Band A
- Close to Amenities

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

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

## Capstone Road, Charminster, Bournemouth, BH8 8SA

Communal entrance leading to stairs and landings, front door to the flat lies on the first floor.

**Entrance**  
**Hallway:**

Being L-shaped and having plain ceiling with ceiling light point and smoke detector. Cupboard housing electrics and wood laminate flooring.

**Lounge**  
**Reception:**

**15' 7 x 14' / 4.8m x 4.17m (approx')**. Having plain ceiling with ceiling light point and fitted smoke detector. UPVC double-glazed bay window to front aspect. Double panel radiator, television/media point. Wood laminate flooring.

**Kitchen:**

**9' x 7' 11 / 2.74m x 2.41m (approx')**. Plain ceiling with ceiling light point and mains wired heat detector. UPVC double-glazed casement door leading to front aspect balcony. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge/freezer. Wall mounted gas central heating combination boiler, double panelled radiator and splash back tiling.

**Balcony:**

**8' 10 x 6' 2 / 3.61m x 2.67m (approx')**. With wrought iron railing and tiled flooring.

**Bathroom:**

**6' 4 x 5' 8 / 1.93m x 1.73m (approx')**. Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect and extractor fan. Panelled bath with shower mixer tap, pedestal wash hand basin with mixer tap and low level WC. Ladder style heated towel rail, fully tiled walls and tiled flooring.

***Staircase from first floor landing to second floor landing***

**Landing:**

At half landing UPVC double-glazed frosted window to side aspect with further single-glazed side aspect frosted window. At landing level, plain sloping ceiling, light point and mains wired smoke detector. Recessed storage area.

**Bedroom One:**

**16' 9 x 10' 5 / 4.72m x 2.79m (approx')**. Plain sloping ceiling, ceiling light point. Three Velux windows, Access to loft eaves (x5) and double panelled radiator.

**Bedroom Two:**

**16' 2 x 9' 10 plus recess 6' 10 x 6' 7 / 4.93m x 3.00m plus recess 2.08m x 2.01m (approx')**. Having plain sloping ceiling with two ceiling light points. Two Velux windows and double panelled radiator. Walk-in void storage

**Walk-in Storage:**

**9' 6 x 6' 5 / 2.90 x 1.95m (approx')**. Having sloping ceiling with ceiling light point.

**Outside:**

Two frontage parking spaces in tandem. Communal lawned garden & bicycle store.

**Tenure & Charges:**

Leasehold with the benefit of the freehold to the entire building.  
Maintenance split on an as and when basis with the neighbouring flats

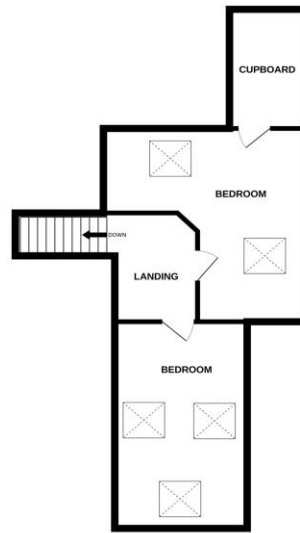






**First Floor**

78 Square Metres  
839.59 Square Ft



**Second Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		57 D	72 C



