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Sales, Lettings & Block Management

CHARACTER CONVERTED FLAT

£175,000



Linwood Road, Bournemouth, Dorset, BH9 1DW

- **Second (Top) Floor Conversion**
- **64 Square Metres**
- **Two Bedrooms**
- **Lounge & Separate Kitchen**
- **White Suite Shower Room**
- **Front Garden Conveyed**
- **100m to Winton Rec' Grnd**

- **Leasehold 142-Years**
- **£250 Ground Rent pa**
- **33% Maintenance As-and-When Basis**
- **EPC D-Rating**
- **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.

Linwood Road, Bournemouth, Dorset, BH9 1DW:

Communal entrance leading to stairs and first floor communal landing with front door leading into:

Lobby, Staircase & Hallway:

Lobby with stairs leading to second floor. Frosted UPVC double-glazed side aspect window and additional Velux window at half landing. At landing level, textured ceiling with ceiling light point and further wall light point. Central heating thermostat.

Lounge Reception:

14' 5 x 11' 9 / 4.40m x 3.58m (approx'). Part sloped textured ceiling with ceiling light point and two UPVC double-glazed windows to front aspect. Double panelled radiator and television/media point. Archway leads to:

Kitchen:

9' 9 x 9' 2 / 2.97m x 2.79m (approx').

Having plain sloping ceiling with ceiling light point. UPVC double-glazed window rear aspect with further Velux front aspect window. A range of 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 and space for fridge/freezer. Splash back tiling and wood effect flooring.

Bedroom One:

11' 10 (plus recess) x 8' 6 / 3.61m (plus recess) x 2.59m (approx').

Having plain sloping ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator and fitted wardrobe.

Bedroom Two:

10' 3 x 8' 7 / 3.12m x 2.63m (approx').

Having plain sloping ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Shower Room:

8' 9 x 5' 6 / 2.68m x

Having sloping ceiling with ceiling light point. UPVC double-glazed frosted window to side aspect. Double shower cubicle with fitted shower rose. Low-level WC and pedestal wash hand basin Tiled walls, tiled flooring and ladder style heated towel rail. Cupboard housing gas central heating combination boiler.

Outside:

Front garden conveyed to property comprising of lawn and an array of mature and established trees, bushes and shrubs.

Tenure:

Leasehold – 142-years remaining

Charges:

Third maintenance on an as-and-when basis.

Ground Rent:

£250 per annum







**First Floor
Entrance**



64 Square Metres
688.89 Square Feet



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

