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# Roberts

Sales, Lettings & Block Management

**FIRST FLOOR FLAT**

**£215,000**



**Burnaby House, Burnaby Road, Bournemouth, BH4 8JG**

- **First Floor Conversion**
- **67 Square Metres**
- **Two Good Sized Bedrooms**
- **Lounge with Feature Bay**
- **Good-Sized Kitchen**
- **Bathroom & En-Suite**
- **One Off Road Parking Bay**

- **Leasehold with a Share in the Freehold**
- **Maintenance £1200pa**
- **Ground Rent £Nil**
- **EPC C-Rated**
- **Council Tax Band C**
- **No Forward Chain**

**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 and bay windows where appropriate.

## Burnaby House, Burnaby Road, Bournemouth, BH4 8JG

Communal entrance leading to stairs and landings. The flat lies on the first floor. Front door leads into:

**Entrance**  
**Hallway:**

Plain coved ceiling, two ceiling light points and mains wired smoke detector. Cupboard housing electrics / consumer unit. Central heating thermostat, single panelled radiator and entry phone receiver.

**Lounge / Diner:**

**19' 2 x 13' 6 / 5.84m x 4.11m approx'**. Plain coved ceiling with two railed ceiling down light points. UPVC double-glazed feature bay window to front aspect. Double panelled radiator. Television / media point, telephone point & door to:

**Kitchen:**

**13' 1 x 5' 7 / 3.99m x 1.71m approx'**.

Plain coved ceiling with ceiling light point and mains wired heat detector. Two UPVC double-glazed windows to side aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated stainless steel electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and integrated under counter fridge and freezer. Splash back tiling, tiled flooring and single panelled radiator. Wall mounted gas central heating combination boiler.

**Bedroom One:**

**18' 3 x 12' 9 / 5.56m x 3.89m approx'**.

Plain coved ceiling with two ceiling light points. Two UPVC double-glazed windows to front aspect. Double panelled radiator and television point. Door to:

**En-Suite Shower:**

**7' 10 x 4' 2 / 2.39m x 1.27m (approx')**. Plain coved ceiling with ceiling light point and fitted extractor. Shower cubicle with thermostatic shower valve. Pedestal wash hand basin and low-level WC. Ladder style heated towel rail. Tiled walls & tiled flooring. Combined light and shaver point and fitted mirrors.

**Bedroom Two:**

**10' 2 x 8' 9 / 3.11m x 2.67m approx'**. Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

**Bathroom:**

**7' x 4' 8 / 2.13m x 1.42m approx'**.

Plain coved ceiling with ceiling light point and extractor fan. Panelled bath with fitted glass shower screen and shower mixer tap. Low level WC and pedestal wash hand basin. Tiled walls, tiled flooring & ladder style heated towel rail.

**Outside:**

Allocated parking to the front of the property.

**Tenure:**

Leasehold with a share in the freehold

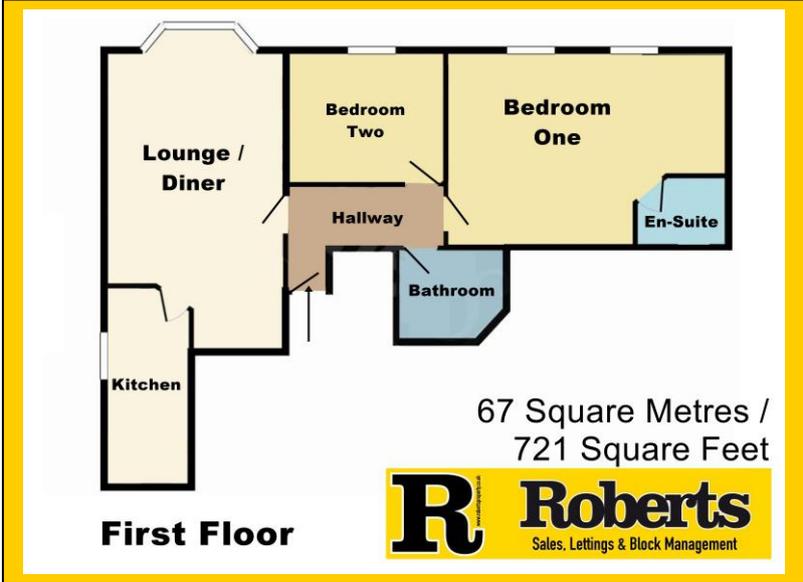
**Charge:**

£1,200 per annum (includes building insurance & reserve fund)

**Ground Rent:**

Nil **Council Tax:** Band C





## Alum Chine Beach is a Short Walk Away

