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# Roberts

Sales, Lettings & Block Management

**FIRST FLOOR GARDEN FLAT**

**£250,000**



**De Lisle Road, Bournemouth, Dorset, BH3 7NF**

- **First Floor Garden Flat**
- **58 Square Metres**
- **Two Good-Sized Bedrooms**
- **Lounge & Kitchen / Diner**
- **Private Rear Garden**
- **Private Entrance Access**
- **Parking Space for a Car**

- **Leasehold**
- **977-Years Remaining**
- **Ground Rent: £5pa**
- **Reserve Fund: £780pa**
- **EPC D-Rated**
- **Council Tax Band B**
- **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.

## De Lisle Road, Bournemouth, Dorset, BH3 7NF

Private entrance UPVC double-glazed front door leads into entrance lobby with access to electric meter and consumer unit. Stairs lead to first floor.

**Kitchen / Diner:** **18' 6 x 7' 4 / 5.64m x 2.24m (approx').**  
Textured ceiling with three ceiling light points. UPVC double-glazed window to rear aspect with three further side aspect UPVC double-glazed frosted windows. Wood laminate flooring  
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 four-burner gas hob and cooker hood. Space and plumbing for both washing machine and dishwasher. Wall mounted gas central heating combination boiler. Space for fridge/freezer, splash back tiling and single panelled radiator. Wood laminate flooring.

**Lounge Reception:** **13' 7 x 11' 2 / 4.14m x 3.41m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed bay window to rear aspect. Double panelled radiator.

**Bedroom One:** **14' 1 x 11' 1 / 4.30m x 3.38m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.

**Bedroom Two:** **10' 10 x 8' 5 / 3.31m x 2.57m (approx').** Textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator.

**Bathroom:** **7' 3 x 5' 7 / 2.21m x 1.71m (approx').** Coved and textured ceiling with ceiling light point. Frosted UPVC double-glazed window to front aspect. Panelled bath with fitted glass shower screen and shower mixer tap over. Pedestal wash hand basin and low-level WC. Tiled walls and single panelled radiator.

**Parking:** One allocated parking space suitable for one car.

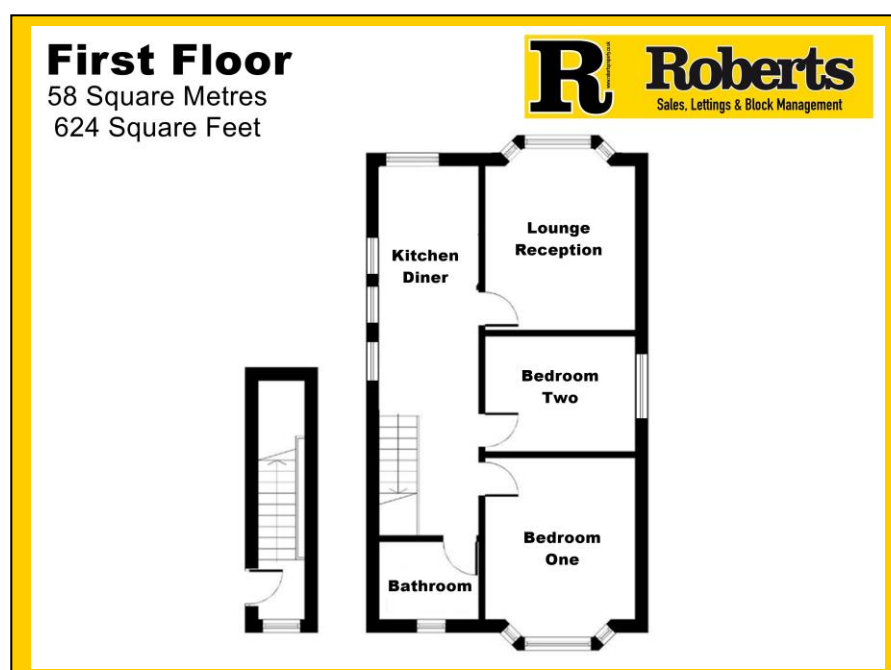
**Rear Garden:** Shared pathway leads to gated private rear garden. Garden laid to lawn with an array of mature and established bushes and shrubs with patio area and shed.

**Tenure:** **Leasehold – 977-years remaining**

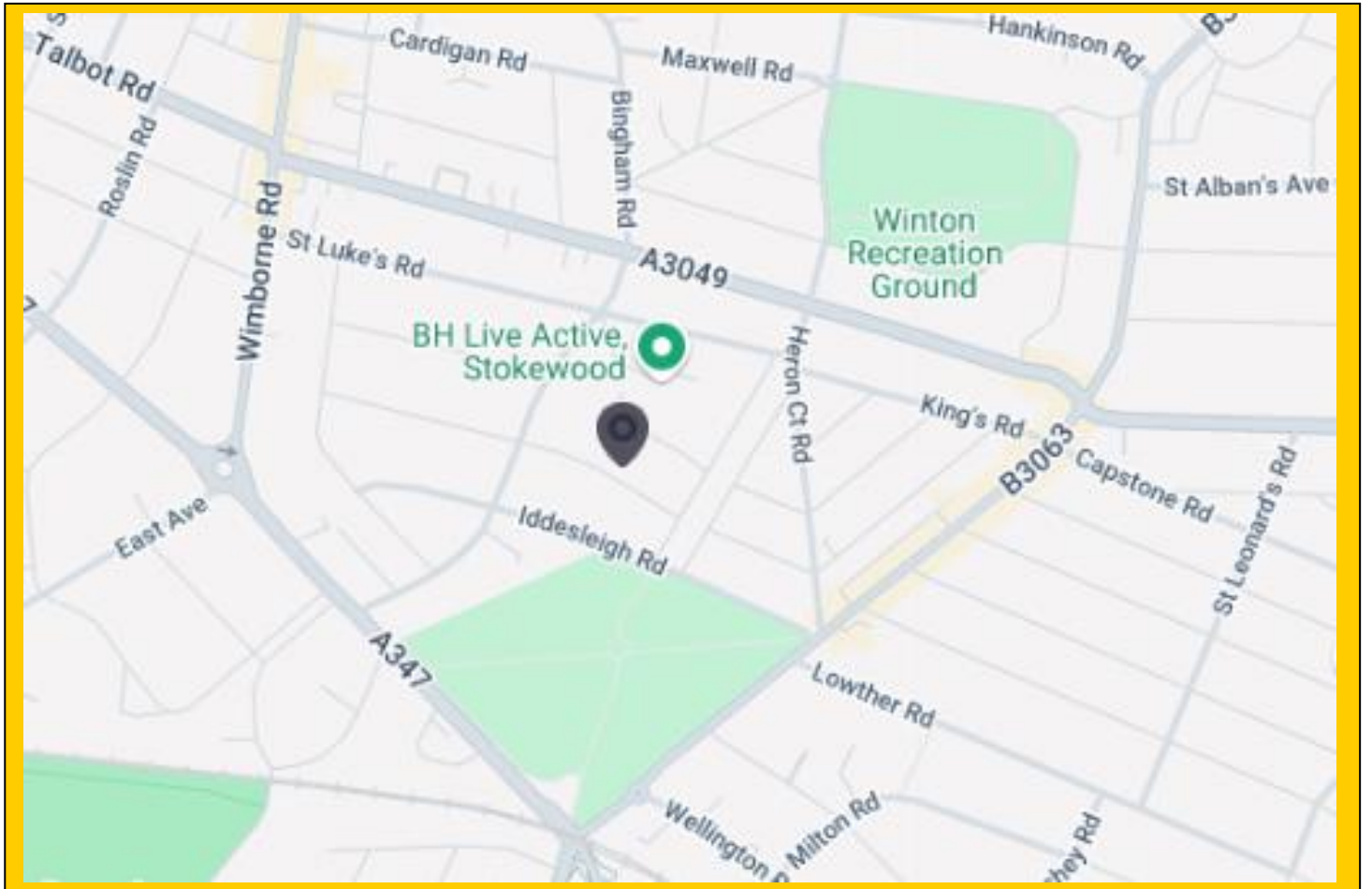
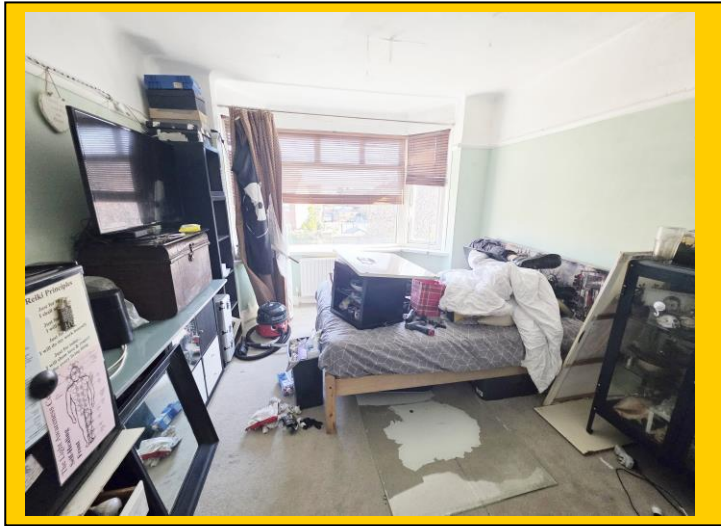
**Charges:** **Maintenance: 50/50 as and when**

**Reserve Fund: £780 collected per annum per flat (but capped at £10,000)**

**Ground Rent: £5pa      Council Tax Band B**







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	71 C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		