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# Roberts

Sales, Lettings & Block Management

**GROUND FLOOR GARDEN FLAT**

**£235,000**



**Fortescue Road, Bournemouth, Dorset, BH3 7JT**

- **Ground Floor Garden Flat**
- **68 Square Metres**
- **Two Bedrooms**
- **Lounge Reception with Bay**
- **Separate Kitchen / Diner**
- **Private Entrance**
- **West-Facing Rear Garden**

- **Leasehold**
- **110-Year Lease Remaining**
- **Maintenance 50/50**
- **Ground Rent: £250pa**
- **EPC D-Rating**
- **Council Tax Band B**
- **Ideal First Time Buy**

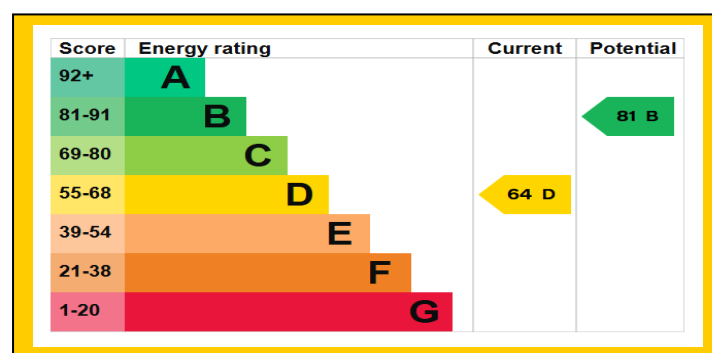
**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

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.

## Fortescue Road, Bournemouth, Dorset, BH3 7JT

Access via side gate or rear gate via Grafton Road. This in turn leads via private entrance with sheltered storm porch and doorway into:

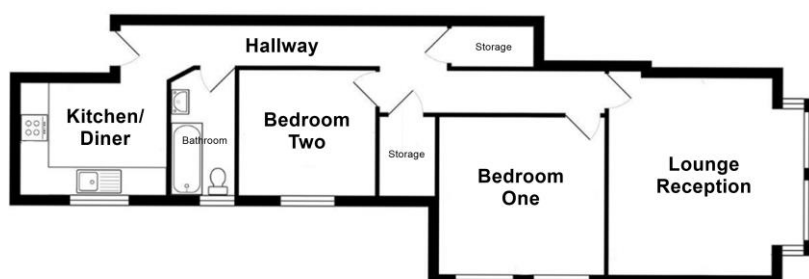
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|--------------------------------|---|
| <b><u>Entrance</u></b>         | Plain ceiling with recessed down lighting. Access to loft style void storage. Access to under stairs storage cupboard and further walk-in storage. Central heating controls, double panelled radiator and wood laminate flooring.   |
| <b><u>Hallway:</u></b>         |   |
| <b><u>Walk-in Storage:</u></b> | <b><u>6' 2 x 3' 7 / 1.88m x 1.09m (approx')</u></b> . Wall mounted gas central heating combination boiler, light point and additional storage space.  |
| <b><u>Kitchen / Diner:</u></b> | <b><u>10' 7 x 7' 9 / 3.24m x 2.36m (approx')</u></b> . Plain ceiling with recessed down lighting and mains wired heat detector. UPVC double-glazed window 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 electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine. Integrated slimline dishwasher and integrated fridge freezer. Splash back tiling and wood laminate flooring. |
| <b><u>Lounge / Diner:</u></b>  | <b><u>14' 5 x 13' 9 / 4.39m x 4.19m (approx')</u></b> . Naturally coved and papered ceiling with ceiling light point. Two further wall light points and picture rail. UPVC double-glazed bay windows to front aspect. Fire surround, radiator and TV / media point.   |
| <b><u>Bedroom One:</u></b>     | <b><u>11' 9 x 11' 5 / 3.58m x 3.48m (approx')</u></b> . Plain corniced ceiling, ceiling light point and picture rail. Two UPVC double-glazed windows to side aspect. Radiator.  |
| <b><u>Bedroom Two:</u></b>     | <b><u>9' 9 x 8' 8 / 2.97m x 2.64m (approx')</u></b> . Plain corniced ceiling, ceiling light point and picture rail. UPVC double-glazed window to side aspect. Radiator.   |
| <b><u>Bathroom:</u></b>        | <b><u>8' 8 x 4' 4 / 2.64m x 1.32m (approx')</u></b> . Having plain ceiling with recessed down lighting. Frosted UPVC double-glazed window to side aspect. Panelled bath with mixer tap over and thermostatic shower valve. Vanity unit with inset wash hand basin and mixer tap. Concealed cistern WC. Fully tiled walls, tiled flooring and ladder style heated towel rail.  |
| <b><u>Outside</u></b>          | Side aspect gateway leads to a south westerly patio garden with outside tap and external power sockets and space for shed this area gives right of passage for neighbouring flat to access garage.<br>To the rear of the property sits a private westerly facing garden laid to patio and easy grass. Conveniently this area has gated access to Grafton Road. This private area of garden offers potential as a parking space (STP dropped pavement and double gate installation).   |
| <b><u>Tenure:</u></b>          | <b>Leasehold – 110 years remaining (125-years from 2010)</b>  |
| <b><u>Charges:</u></b>         | <b>Maintenance: 50/50 on an as and when basis. Ground Rent: £250pa</b>  |
| <b><u>Council Tax:</u></b>     | <b>Band B</b>   |







## Ground Floor



68 Square Metres / 732 Square Feet



