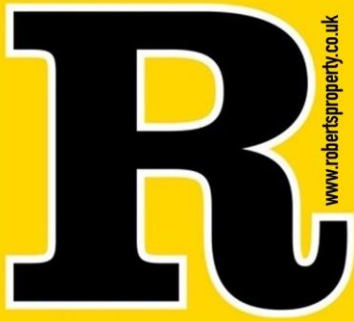




Roberts

Sales, Lettings & Block Management

**ONE BEDROOM FLAT
For The Over 60's**

£75,000



Sandringham Court, Avon Road, Bournemouth, BH8 8SG

- **First Floor (Lift Served)**
- **46 Square Metres**
- **One Double Bedroom**
- **60-Year Age Restriction**
- **Westerly Lounge/Diner**
- **Modern Kitchen**
- **Vacant & Chain Free**

- **Leasehold**
- **91-Years Remaining**
- **Ground Rent: Peppercorn**
- **Maintenance: £3,327.53 pa**
(Includes: Water & B' Insurance)
- **On-Site House Manager**
- **Council Tax Band B**

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.

Sandringham Court, Avon Road, Bournemouth, BH8 8SG:

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

Entrance

L-shaped room with textured ceiling, ceiling light point and hatch to loft.

Hallway:

Entry phone. Large cupboard housing mains pressure electric water boiler. Further walk-in cupboard housing electrics consumer unit and fuse board.

Lounge / Diner:

13' 7 x 12' 6 / 4.15m x 3.81m (approx').

Textured ceiling with ceiling light points. UPVC double-glazed bay window to a westerly aspect. Wall mounted electric radiator. TV/media point, telephone point and emergency care-line pull-cord. Archway leads to:

Kitchen:

8' 10 x 6' 2 / 2.68m x 1.87m (approx').

Plain ceiling with recessed down lighting and extractor. 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 electric hob and cooker hood. Space and plumbing for washing machine, space for fridge/freezer. Splash back tiling.

Bedroom:

13' 10 x 8' 5 / 4.21m x 2.56m (approx').

Textured ceiling with ceiling light point. Front aspect Velux window with shelved sill. Electric convector heater. Fitted double-door wardrobes with hanging rail and further storage over. Care-line pull-cord.

Wet Room:

9' 5 x 6' 3 / 2.88m x 1.90m (approx').

Textured ceiling and ceiling light point and fitted extractor. Shower tray with drainer and fitted electric shower over. Close coupled WC, pedestal wash hand basin and mixer tap. Combined light and shaver point and tiled walls.

Further Information:

The property has the benefit of guest facilities, resident's communal lounge, care line and house manager.

Outside:

The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Casual off-road resident and visitor parking.

Tenure:

Leasehold – 125 years from May 1990 (91-years remaining)

Maintenance:

£3,327.53 per annum to include buildings insurance and water.

Ground Rent:

Peppercorn

Council Tax:

Band B

