



Roberts

Sales, Lettings & Block Management

First Floor Garden Flat

£200,000



Kings Road, Charminster, Bournemouth, BH3 7LE

- **Character Converted**
- **56 Sq' M / 602.77 Sq' Ft**
- **Two Bedrooms**
- **Lounge Reception with Bay**
- **Parking & Private Garden**
- **Private Entrance**
- **Vacant & Chain Free**

- **Share of Freehold**
- **998-Year Lease Remaining**
- **Ground Rent £Nil**
- **Maintenance 50/50**
- **On and as and When Basis**
- **EPC D-Rated**
- **Council Tax Band A**

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 & bay windows where appropriate.

Kings Road, Charminster, Bournemouth, BH3 7LE:

Front of property laid to shingle with one off road parking space to the front garden area. UPVC double-glazed private entrance front door leads into:

Entrance Lobby: Coved and textured ceiling with ceiling light point and tiled flooring. Recessed coat storage. Stairs lead to first floor.

Hallway: Coved and textured ceiling, ceiling light point and hatch providing access to loft. Frosted UPVC double-glazed window to side aspect.

Lounge/Diner: **19' 9 max' x 12' 2 / 6.02m x 3.71m (approx').**
Coved and textured ceiling, ceiling light point. UPVC double glazed bay windows to front aspect. Double panelled radiator. Cupboard housing electric meter and fuse board. TV/media point.

Kitchen: **11' 1 x 10' 7 / 3.38m x 3.22m (approx').**
Coved and textured ceiling, ceiling light point. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Space and connection for gas cooker. Space and plumbing for washing machine, space for under counter fridge and freezer. Wall mounted gas central heating combination boiler. Splash back tiling.

Bedroom One: **12' 4 x 12' / 3.76m x 3.66m (approx').**
Coved and textured ceiling, ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator.

Bedroom Two: **14' 6 x 5' 8 / 4.42m x 1.73m (approx').**
Coved and textured ceiling, ceiling light point. UPVC double-glazed window to front aspect. Double panelled radiator. Built in wardrobe.

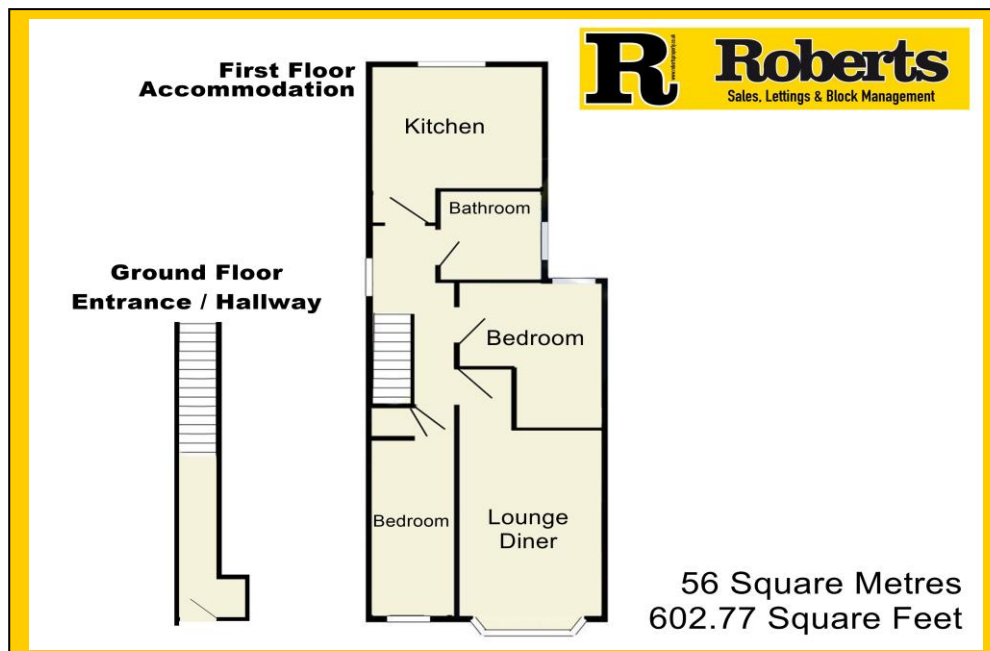
Bathroom: Coved and textured ceiling with ceiling light point and frosted UPVC double glazed window to side aspect. Panelled bath with shower mixer tap. Pedestal wash hand basin and low-level WC. Single panelled radiator. Tiled walls.

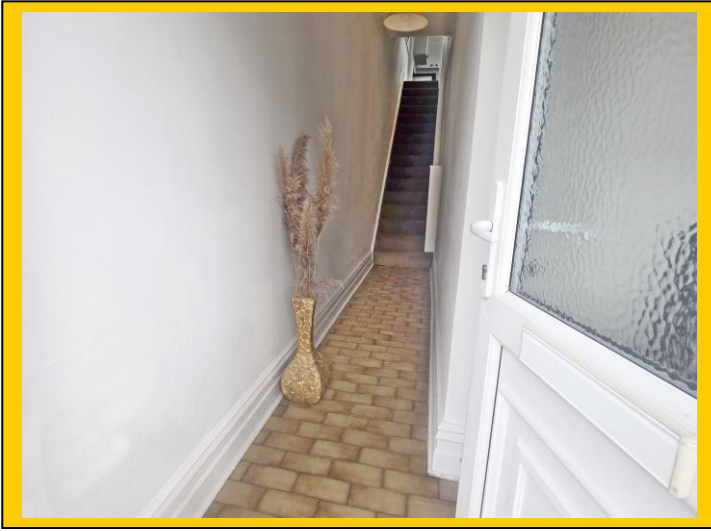
Private Garden: Fenced boundaries, area of lawn with a further area of easy grass.

Tenure: [Leasehold with a share in the freehold \(998-years remaining\)](#)

Maintenance: [50/50 as and when with the neighbouring property](#)

Ground Rent: [Nil](#)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		