



Roberts

Sales, Lettings & Block Management

Modern Purpose Built Flat

£150,000



Victory Court, 18 Lowther Road, Bournemouth, Dorset, BH8 8NG

- **First Floor Purpose Built**
- **38 Sq'Metres / 409 Sq'Ft**
- **Lounge / Kitchen / Diner**
- **One Double Bedroom**
- **White Suite Bathroom**
- **Allocated Parking**
- **No Forward Chain**

- **Leasehold**
- **173-Year Lease**
- **Maintenance £2,300pa**
- **Ground Rent: Peppercorn**
- **Electric Radiators**
- **EPC C-Rated**
- **Council Tax Band A**

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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.

Victory Court, 18 Lowther Road, Bournemouth, BH8 8NG:

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

Entrance

An L-shaped room with plain coved ceiling and two ceiling light points.

Hallway:

Mains wired smoke detector. Entry phone receiver. Electric panelled radiator. Cupboard housing hot water heating unit, electric meter and consumer unit. Wood laminate flooring.

Open Plan Lounge / Kitchen / Diner: 14' 2 x 13' 1 / 4.32m x 3.99m (approx').

Lounge /

Diner Area:

Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Wall mounted electric panelled radiator, TV / media point. Heating controls and wood laminate flooring.

Kitchen Area:

Plain coved ceiling with ceiling down light point and mains wired heat detector. A range of wall and base mounted units with work surfaces over. Single bowl sink drainer sink unit with mixer tap. Integrated electric oven with electric hob and cooker hood. Space for fridge / freezer and space and plumbing for washing machine. Splash back tiling and contrasting finish wood laminate flooring.

Bedroom:

14' 8 x 8' 7 / 4.47m x 2.62m (approx').

Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Wall mounted electric panelled radiator.

Bathroom:

Plain ceiling with ceiling light point and fitted extractor. Panelled bath with fitted glass shower screen and shower mixer tap over. Pedestal wash hand basin with mixer tap. Low-level WC and heated ladder style towel rail. Tiled walls and vinyl tiled flooring.

Outside /

Parking:

The property lies in well maintained and well-presented communal grounds. One allocated off road parking space conveyed and visible from the windows of the flat.

Tenure:

Leasehold – term extended – 173 Years remaining

Charges:

£2,300 per annum (£1,150 per 6-months)

Ground Rent:

Peppercorn

Council Tax:

Band A





