



Roberts

Sales, Lettings & Block Management

TWO BEDROOM FLAT For The Over 55's

£107,500



RestHarrow, 3 Lansdowne Gardens, Bournemouth, Dorset, BH1 1QR

- **Third Floor Lift Served**
- **50 Square Metres**
- **Two Double Bedrooms**
- **Open Plan Living**
- **West Facing Windows**
- **Modern Wet Room Suite**
- **Superbly Presented**

- **Leasehold**
- **92 -Year Lease Remaining**
- **Ground Rent: £150 pa**
- **Maintenance: £4,400pa**
- **House Manager**
- **On-Site Resident Facilities**
- **Council Tax Band B**

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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.

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Communal entrance leading to stairs, lift and landings, the flat lies on the third (top) floor.

Entrance Hallway: Plain ceiling with ceiling light point and mains wired smoke detector. Security intercom. Airing cupboard housing pre-lagged hot water cylinder with shelved storage. Further storage cupboard housing electric meter

Open Plan Lounge / Kitchen / Diner

Lounge / Diner: **15' x 9' 10 / 4.56m x 3m (approx').** Plain ceiling with two ceiling light points. Feature UPVC double-glazed bay window to rear (south westerly) aspect. TV / telephone / media point.

Kitchen: **9' 10 x 8' 3 / 3m x 2.51m (approx').** Plain ceiling, ceiling light point and fitted 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, electric hob and cooker hood over. Space and plumbing for washing machine. Space for fridge/ freezer. Splash back tiling and tiled flooring.

Bedroom One: **11' 11 x 9' 6 / 3.63m x 2.89m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. A range of fitted wardrobes and furniture including drawers. Night storage heater.

Bedroom Two: **11' 4 x 8' 3 / 3.45m x 2.52m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Night storage heater.

Wet Room: **8' 3 x 4' 11 / 2.52m x 1.51m (approx').** Plain ceiling, ceiling light point, fitted extractor and wall mounted blower heater. Pedestal wash hand basin with mixer tap and concealed cistern WC. Wet room area having thermostatic shower, fully tiled walls and combined light and shaver point.

Further Information: Communal facilities include communal gardens, communal lounge / community room with library area, 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. Resident and visitor parking (non allocated).

Tenure: **Leasehold 125 years from 21 November 1990 (91-Years remaining)**

Maintenance: **£4,400 pa / £370 per month**

Ground Rent: **£150 pa**

Council Tax: **Band B**





