

# Roberts

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GROUND FLOOR PURPOSE BUILT FLAT

**£190,000**



**Heathcote Road, Bournemouth, Dorset, BH5 1EZ**

- **Ground Floor Purpose Built**
- **58 Square Metres**
- **Two Good-Sized Bedrooms**
- **Lounge with Arch to Kitchen**
- **Brand New GCH Boiler**
- **Modern Bathroom**
- **Chain Free & Vacant**

- **Leasehold**
- **119-Years Remaining**
- **Maintenance £1303.48pa**
- **Ground Rent £250pa**
- **EPC C-Rating**
- **Council Tax Band B**
- **No Holiday Letting**

**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.

**Heathcote Road, Bournemouth, Dorset, BH5 1EZ:**

Communal entrance leads to stairs & landings, the flat lies on the ground floor.

**Entrance Hallway:** Having plain corniced ceiling with ceiling light point. Single panelled radiator, entry phone receiver and central heating thermostat. Cupboard housing electric meter and RCD.

**Lounge:** **15' 11 x 12' / 4.85m x 3.66m (approx').** Having plain corniced ceiling with two ceiling light points. UPVC double-glazed window to rear aspect and double panelled radiator. Telephone point and television point. Archway leads through to:

**Kitchen / Diner:** **12' x 8' 9 / 3.66m x 2.67m (approx').** Having plain corniced ceiling with railed down lighter. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine and space for fridge freezer. Integrated stainless steel electric oven with stainless steel gas hob & cooker hood over. Cupboard housing newly installed gas central heating combination boiler. Splash back tiling & double panelled radiator.

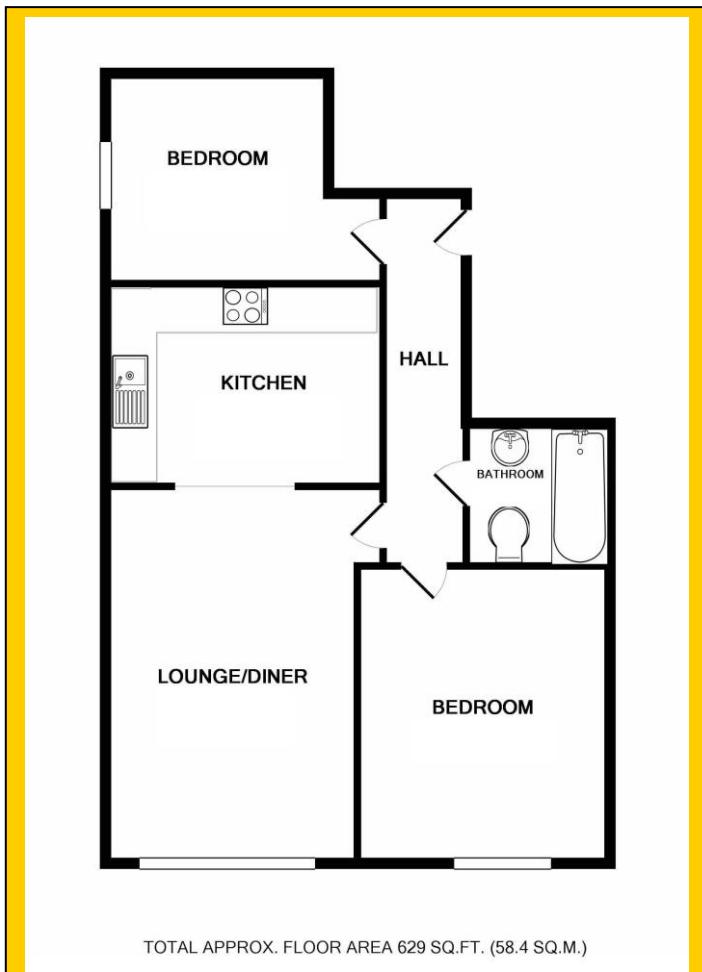
**Bedroom One:** **11' 11 x 11' / 3.63m x 3.35m (approx').** Plain corniced ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator.

**Bedroom Two:** **9' 5 x 9' 1 / 2.87m x 2.77m (approx').** Plain corniced ceiling with ceiling light point. Frosted UPVC double-glazed window to side aspect and double panelled radiator.

**Bathroom:** Plain corniced ceiling, ceiling light point & extractor. Panelled bath with handrails and shower mixer tap over. Pedestal wash hand basin with mixer tap over, low level WC and tiled walls. Ladder style heated towel rail and combined light and shaver point.

**Outside:** One allocated off road parking bay.

**Tenure:** Leasehold: 119-years remaining on current term  
**Maintenance:** Maintenance Charge £651.74 paid 6-monthly (£1303.48 p/a)  
**Ground Rent:** £250 per annum



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(70-80)	<b>C</b>		
(55-64)	<b>D</b>		
(39-44)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

