

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

THREE BEDROOM PURPOSE BUILT

£260,000



Heron Court, St Albans Road, Queens Park, Bournemouth, BH8 9EP

- **Three Double Bedrooms**
- **77 Sq'M / 829 Sq'Ft**
- **18'2"x11'4" Lounge/Diner**
- **Fitted Kitchen Appliances**
- **Bathroom & En-Suite**
- **New Carpets & Flooring**
- **Vacant & Chain Free**

- **Leasehold**
- **193-Years Remaining**
- **Maintenance £1340 pa**
- **Ground Rent Peppercorn**
- **EPC C-Rating**
- **Council Tax Band C**
- **Allocated Parking**

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.

Heron Court, St Albans Road, Queens Park, Bournemouth, BH8 9EP:

Communal entrance located at the rear of the building with entry phone system leads via Aluminium double-glazed door into communal hallway. The flat lies on the ground floor. Front door leads into:

- Entrance Hallway:** Plain coved ceiling with two ceiling light points. Mains wired smoke detector, entry phone receiver. Linen cupboard with single panelled radiator and shelved storage housing electric smart meter and consumer unit.
- Lounge / Diner:** **18' 2" x 11' 4" (5.54m x 3.45m) approx'.**
Plain coved ceiling with two ceiling light points. UPVC double-glazed feature bay window to front aspect. Double panelled radiator, TV/media and telephone point.
- Kitchen:** **11' 4" x 8' 0" (3.45m x 2.44m) approx'.**
Plain coved ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner stainless steel gas hob and cooker hood. Integrated dish washer, integrated fridge / freezer and integrated washer dryer. Cupboard housing gas central heating combination boiler (installed in June 2020). Fitted breakfast bar and single panelled radiator. Splash back tiling.
- Bedroom One:** **14' 4" x 10' 8" (4.37m x 3.25m) approx'.**
Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator. Fitted wardrobes and storage. Door to:
- En-Suite:** **7' 7" x 4' 0" (2.31m x 1.22m) approx'.** Plain coved ceiling with recessed low level down lighting and extractor fan. Shower cubicle with fitted thermostatic shower valve. Pedestal wash hand basin with mixer tap. Low level WC, tiled walls and single panelled radiator. Mirror with light and shaver point.
- Bedroom Two:** **11' 5" x 9' 6" (3.48m x 2.89m) approx'.**
Plain coved ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator and fitted wardrobes. TV point.
- Bedroom Three:** **10' 0" x 9' 3" (3.05m x 2.82m) approx'.** Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Built-in wardrobe with additional cupboard and single panelled radiator. TV point.
- Family Bathroom:** **5' 7" x 5' 6" (1.75m x 1.68m) approx'.** Plain coved ceiling with recessed low level down lighting and fitted extractor fan. Panelled bath with central mixer tap and overhead shower rose. Pedestal wash hand basin with mixer tap over. Low level WC, tiled walls and single panelled radiator. Fitted mirror with combined light and shaver point.
- Outside & Parking:** The property is situated in communal grounds, the rear of which is laid to hard standing providing one allocated off road parking bay with further visitor parking.
- Tenure:** Leasehold 193-years remaining
Charges: Maintenance & Buildings Insurance £1,339.70 (2026 financial year)
Ground Rent: Peppercorn
Council Tax: Band C

77 Square Metres / 829 square Feet



