



Roberts

Sales, Lettings & Block Management

BALCONY APARTMENT

£275,000



Foxholes, Belle Vue Crescent, Southbourne, Bournemouth, BH6 3BS

- **Two Double Bedrooms**
- **67 Sq'M / 721 Sq'Ft**
- **18ft6 x 16ft4 Lounge/Diner**
- **9ft8 x 7ft7 Balcony**
- **Superb Distant Sea Views**
- **Bathroom & Shower Room**
- **Secure Und'ground Parking**

- **Leasehold with a Share in the Freehold**
- **956-Year Lease**
- **Maintenance £1900pa**
- **Ground Rent £Nil**
- **EPC C, C'Tax B**
- **No Forward Chain**

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.

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Communal entrance leading to stairs and landings, the apartment lies on the first floor.

Entrance Hallway: Being L-shaped with coved and textured ceiling, two ceiling light points and entry phone receiver. Twin fitted cupboards housing electrics consumer unit and hot water cylinder tank. Single panelled radiator and central heating thermostat.

Lounge / Diner: **18' 6 x 16' 4 / 5.64m x 4.95m (approx')**. Coved and textured ceiling with three ceiling light points. UPVC double-glazed windows to side and rear aspects with sliding patio door leading to balcony. Two single panelled radiators, TV/media point and gas fire point.

Balcony: **9' 8 x 7' 7 / 2.95m x 2.21m (approx')**. Being to a south easterly aspect with external light point. Wrought iron railing and views over communal gardens as well as distant sea views of the Isle of Wight and Mudeford Spit.

Kitchen: **9' 4 x 7' 10 / 2.84m x 2.39m (approx')**. Coved and textured ceiling with ceiling light point and UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over and breakfast bar. One-and-a-quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood. Space and plumbing for washing machine, space for slimline dishwasher and space for fridge/freezer. Splash back tiling and single panelled radiator. Wall mounted gas central heating boiler. Tiled flooring.

Bedroom One: **12' 3 x 10' 8 / 3.74m x 3.26m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect with distant sea views. Single panelled radiator and door to:

En-Suite Bathroom: **7' 8 x 5' 9 / 2.34m x 1.75m (approx')**. Coved and textured ceiling with ceiling light point. High level frosted UPVC double-glazed window to side aspect. Panelled bath with shower mixer tap. Low-level WC. Pedestal wash hand basin. Fully tiled walls, tiled flooring and single panelled radiator.

Bedroom Two: **9' 6 x 8' 8 / 2.90m x 2.64m (approx')**. Coved and textured ceiling and ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.

Shower Room: **7' 7 x 5' 3 / 2.31m x 1.60m (approx')**. Plain coved ceiling with ceiling light point and extractor fan. Frosted UPVC double-glazed window to rear aspect. Double shower cubicle with fitted electric shower. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled walls, tiled flooring and single panelled radiator. Combined light and shaver point.

Outside: The property sits in well maintained and well-presented communal grounds laid to lawn with an array of mature and established screening trees, bushes and shrubs. Guest and visitor surface parking with external stairs leading to.

Gated Parking: Secure gated underground garage area with one allocated parking bay conveyed.

Tenure: Leasehold with a share in the freehold – 956-years remaining

Maintenance: £1,900 per annum.

Ground Rent: Nil **Council Tax:** Band B



First Floor

67 Square Metres
721 Square Feet

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