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Sales, Lettings & Block Management

**PURPOSE BUILT FLAT**

**£175,000**



**William House, 24 St Albans Crescent, Queens Park, Bournemouth, BH8 9EW**

- **Second (Top) Floor**
- **67 Sq'Metres / 721 Sq'Ft**
- **Two Bedrooms**
- **Bathroom & En-Suite Shower**
- **Contemporary Living Area**
- **Modern Fitted Kitchen**
- **Vacant & Chain Free**

- **Leasehold**
- **106-Year Lease**
- **Maintenance £1294pa**
- **Ground Rent £200pa**
- **GCH & UPVC DG**
- **EPC C-Rated**
- **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.

## William House, 24 St Albans Crescent, Queens Park, Bournemouth, BH8 9EW

Communal entrance leading to stairs & landings, the property lies on the second (top) floor.

**Entrance Hallway:** Plain ceiling with recessed low-level down lighting. Entry phone receiver.

**Lounge / Diner:** **17' 5 x 12' 2 max' / 5.31m x 3.71m max' (approx').** Plain sloping ceiling with recessed low level down lighting. UPVC double-glazed triangular feature windows to front aspect with further 'Velux' window. Central heating thermostat, double panelled radiator & TV/media point. Archway leads through to:

**Kitchen:** **12' 3 x 5' 6 / 3.73m x 1.68m (approx').** Plain sloping ceiling with railed low-level down lighter and 'Velux' window. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and integrated fridge / freezer. Wall mounted gas central heating combination boiler, splash back tiling and tiled flooring.

**Bedroom One:** **13' 10 x 11' 5 / 4.22m x 3.48m (approx').** Plain sloping ceiling with recessed down lighting. 'Velux' windows to front and side aspects. Double panelled radiator and telephone point. Door leads through to:

**En-Suite Shower Room:** **6' 3 x 6' 1 / 1.9m x 1.85m (approx').** Plain sloping ceiling with recessed low-level down lighting and fitted extractor fan. Frosted 'Velux' window to side aspect. Corner mounted shower cubicle with fitted thermostatic shower valve. Wall mounted wash hand basin with mixer tap. Low level WC, chromed ladder style towel rail, splash back tiling and tiled flooring.

**Bedroom Two:** **12' 4 x 8' 2 / 3.76m x 2.49m (approx').** Plain sloping ceiling with recessed low level down lighting & 'Velux' window to side aspect. Single panelled radiator.

**Bathroom:** **6' 2 x 6' 2 / 1.88m x 1.88m (approx').** Plain ceiling with recessed low level down lighting and fitted extractor. Fitted bath with glass shower screen, shower mixer tap and shower rose over. Wash hand basin with mixer tap over, low-level WC and chromed ladder style towel rail. Fitted mirror, shaver point, splash back tiling and tiled flooring.

**Outside:** Well-presented communal grounds with mature and established bushes, trees and shrubs. One allocated parking space to the front of the property. Communal bicycle and bin stores.

**Tenure:** Leasehold – 106-years remaining on current lease.  
**Charges:** **Maintenance charge** £1,294.12 per annum. This includes buildings insurance, maintenance and upkeep. **Ground Rent:** £200 per annum.





