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Sales, Lettings & Block Management

**DUAL ASPECT ONE BEDROOM FLAT**  
For The Over 60's

**£90,000**



**Sandringham Court, Avon Road, Bournemouth, BH8 8SG**

- **South Easterly Flat**
- **40 Sq'M / 430.5 Sq'Ft**
- **One Double Bedroom**
- **60-Year Age Restriction**
- **Dual Aspect Lounge**
- **Kitchen with Window**
- **No Forward Chain**

- **Leasehold**
- **89-Years Remaining**
- **Ground Rent: Peppercorn**
- **Maintenance: £2,923.90 pa**  
(Includes: Water & B' Insurance)
- **EPC C-Rated**
- **Council Tax Band B**

**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.

**Sandringham Court, Avon Road, Bournemouth, BH8 8SG:**

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

**Entrance  
Hallway:**

An L-shaped room with textured ceiling with two ceiling light points and hatch to loft. Entry phone receiver, emergency care-line pull-cord and night storage heater. Airing cupboard with shelved storage. Further walk-in cupboard housing electrics fuse board / consumer unit.

**Lounge / Diner:**

**16' 3 x 10' 9 / 4.95m x 3.30m (approx')**. Textured ceiling with two ceiling light points. UPVC double-glazed bay window looking onto the communal grounds with town centre beyond. Further side aspect Velux style window with deep sill shelf. Night storage heater. TV/media point, telephone point and emergency care-line pull-cord. Archway leads to:

**Kitchen:**

**7' 4 x 7' 4 / 2.24m x 2.24m (approx')**. Textured with ceiling light point. Side aspect Velux style window with deep sill shelf. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Space and plumbing for washing machine, space for fridge/freezer and space for electric cooker. Splash back tiling and fitted extractor.

**Bedroom:**

**10' 9 x 9' 9 / 3.27m x 2.97m (approx')**.

Having textured ceiling with ceiling light point. Rear aspect Velux style window with deep sill shelf. Electric convector heater. Fitted wardrobes with hanging rail and further storage over. Care-line pull-cord.

**Bathroom:**

**6' 5 x 6' 2 / 1.96m x 1.88m (approx')**. Textured ceiling and ceiling light point and fitted extractor. Panelled bath with hand rails and electric shower over. Low-level WC, pedestal wash hand basin and ladder style heated towel rail.

**Further  
Information:**

**The property has the benefit of guest facilities, resident's communal lounge, 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. Casual off-road resident and visitor parking.

**Tenure:**

**Leasehold – 125 years from May 1990 (89-years remaining)**

**Maintenance:**

**£2,923.90 per annum to include buildings insurance and water.**

**Ground Rent:**

**Peppercorn**

**Council Tax:**

**Band B**





