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Sales, Lettings & Block Management

GROUND FLOOR FLAT

£175,000



Fortescue Road, Bournemouth, Dorset, BH3 7JT

- **Refurbished Character Flat**
- **63 Sq'M / 678 Sq'Ft**
- **One Double Bedroom**
- **Lounge with Canted Bay**
- **New Kitchen & Shower Rm**
- **Private Entrance**
- **Parking Bay & Front Garden**
- **Share in the Freehold**
- **999-Year Lease**
- **Ground Rent: Nil**
- **Maintenance £1,200pa**
- **EPC C-Rated**
- **Council Tax Band A**
- **Finished to a High Standard**

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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.

Fortescue Road, Bournemouth, Dorset, BH3 7JT

Accessed either via a private entrance to the rear of the property or via the formal communal entrance. Feature front door leads into communal porch with Victorian tiled flooring. Door leads into:

Entrance Hallway:

An L-shaped room having plain coved ceiling with recessed down lighting and mains wired smoke detector. Double panelled radiator. Fitted cupboard housing newly fitted gas central heating combination boiler. UPVC double-glazed window to rear aspect. Access to under stair storage cupboard housing recently fitted electrics consumer unit. Premium vinyl wood effect flooring and UPVC frosted double-glazed private entrance rear door.

Lounge / Diner:

18' x 17' 7" / 5.49m x 5.38m (approx'). Plain coved ceiling with ceiling light point. UPVC double-glazed feature canted bay with UPVC double-glazed windows to front and side aspects. Two double panelled radiators and TV point.

Kitchen:

9' 3" x 8' 3" / 2.82m x 2.51m (approx').

Glazed double doors lead from hallway with internal high-level windows using obtaining natural light from the hallway. Plain ceiling with recessed low level down lighting and mains wired heat detector. A range of wall units with under lighting and base mounted units with work surfaces and upstand over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob, cooker hood and tiled splashback. Integrated washing machine and fridge freezer. Fitted breakfast bar and double panelled radiator. Premium vinyl wood effect flooring.

Bedroom:

15' 6" x 12' / 4.72m x 3.66m (approx'). Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to side aspect. Double panelled radiator.

Shower Room:

Plain ceiling, recessed down lighting and extractor. Frosted UPVC double-glazed window to rear aspect. Fully tiled walk-in shower with thermostatic shower valve. Vanity unit with inset wash hand basin, mixer tap and splash back tiling. Low-level WC, and ladder style heated towel rail. Premium vinyl wood effect flooring.

Outside

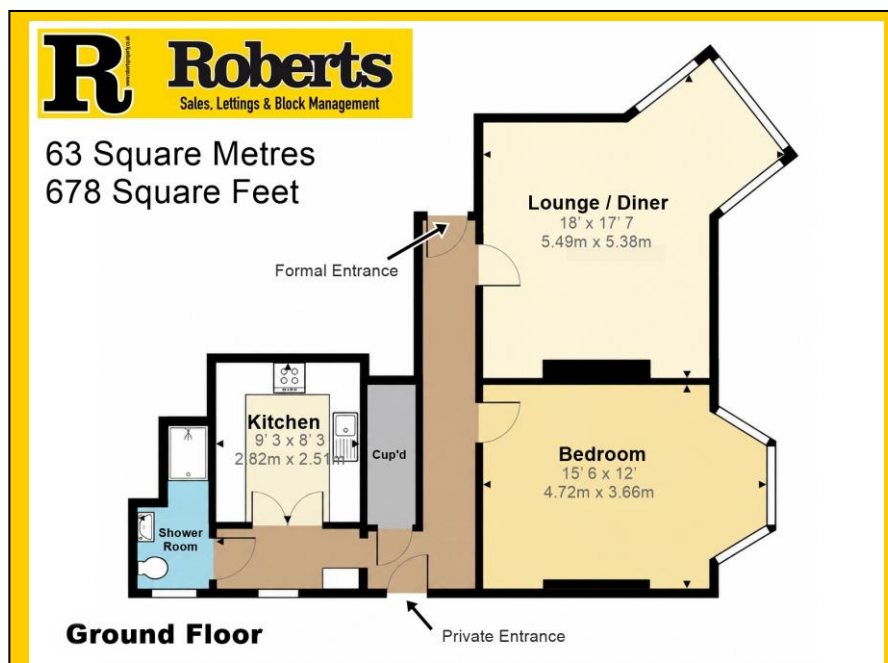
Front garden being gravelled and enclosed by fencing with gate. Parking space positioned to the side of the property allocated to the flat with pathway leading to private entrance doorway.

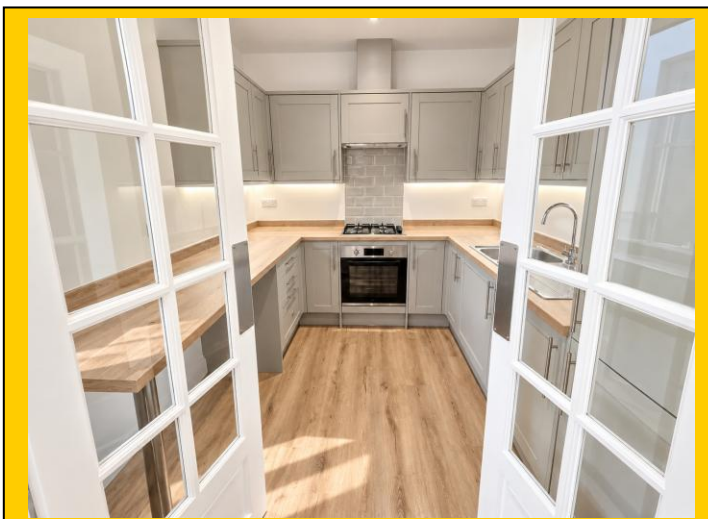
Tenure:

Leasehold with a share in the freehold. 999-year lease

Charges:

Maintenance: £1,200 per annum. **Ground Rent:** £Nil **Council Tax:** Band A







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		