



Roberts

Sales, Lettings & Block Management

FIRST FLOOR GARDEN FLAT

£175,000



Markham Road, Bournemouth, Dorset, BH9 1JA

- **Ground Floor Flat**
- **43 Sq'M / 463 Sq'Ft**
- **One Double Bedroom**
- **Lounge with Feature Bay**
- **Character Kitchen**
- **Private Entrance**
- **Superb Private Garden**

- **Share in the Freehold & 118-Year Lease Remaining**
- **Ground Rent: Nil**
- **Maintenance 50/50 as & when**
- **EPC D-Rated**
- **Council Tax Band A**
- **Ideal Starter Home**

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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.

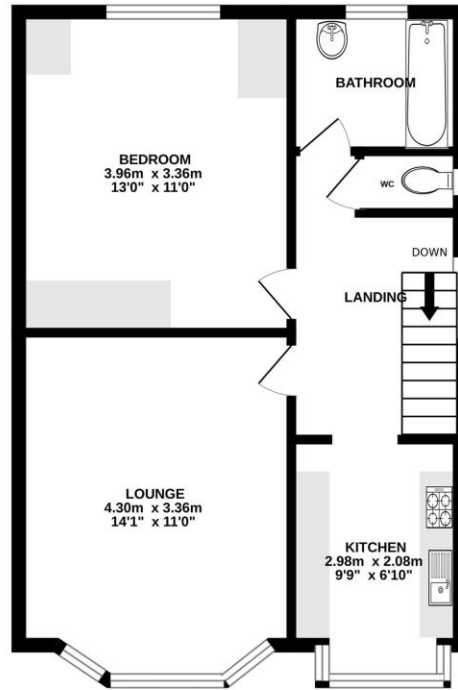
Markham Road, Bournemouth, Dorset, BH9 1JA:

Hardstanding pathway leading to gate to private rear garden and private entrance at side aspect. UPVC double-glazed door leads into:

- Entrance Lobby:** Plain coved ceiling, ceiling light point and wood laminate flooring. Stairs leading to first floor accommodation:
- Landing Hallway:** Plain coved ceiling with ceiling light point and frosted UPVC double-glazed window to side aspect. Double panelled radiator.
- Lounge Reception Room:** **14' 1 x 11' / 4.30m x 3.36m (approx').** Plain coved ceiling, ceiling light point and UPVC double-glazed window to front aspect. Double panelled radiator, central heating thermostat and TV/media point with wall fixing. Two fitted shelves.
- Kitchen:** **9' 9 x 6' 10 / 2.98m x 2.08m (approx').** Plain coved ceiling with ceiling light point and UPVC double-glazed feature bay window to front aspect providing a small dining space. 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 electric hob and cooker hood over. Space and plumbing for washing machine and space and space for under counter fridge/freezer. Splash back tiling wood effect flooring.
- Bedroom One:** **13' x 11' / 3.96m x 3.36m (approx').** Plain coved ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Double panelled radiator. Fitted his and hers double wardrobes with hanging rails and shelved storage. Further fitted linen cupboard and additional cupboard housing gas central heating combination boiler.
- Bathroom:** Plain ceiling with ceiling light point and UPVC double-glazed frosted window to rear aspect. Panelled bath with fitted glass shower screen and shower mixer tap. Vanity unit with inset wash hand basin with mixer tap. Fully tiled walls, tiled flooring & heated ladder towel rail.
- Separate Cloakroom:** Plain ceiling with ceiling light point and UPVC double-glazed frosted window to side aspect. Low-level WC. Half tiled walls and tiled flooring.
- Rear Garden:** Gate and pathway leads to a private area of rear garden laid mainly to lawn with a good array of mature and established trees, bushes and screening shrubs. A further area of wood decking with screening trellis. Garden shed.
- Tenure:** Leasehold with a share in the freehold
Charges: 50% maintenance on an as-and-when basis. **Ground Rent:** Nil
Council Tax: Band A







**Ground Floor
Lobby**

First Floor

**43 Square Metres
463 Square Feet**

