



Roberts

Sales, Lettings & Block Management

Character Converted Flat

£137,500



Ophir Road, Bournemouth, Dorset, BH8 8LT

- **First Floor Character Flat**
- **31 Sq'Metres / 334 Sq'Ft**
- **One Double Bedroom**
- **Southerly Lounge / Diner**
- **Separate Kitchen**
- **White Suite Bathroom**
- **Communal Garden**

- **Leasehold**
- **154-Year Lease**
- **Maintenance £960pa**
- **Ground Rent: £Nil**
- **GCH & UPVC DG**
- **EPC C-Rated**
- **Council Tax Band A**

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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.

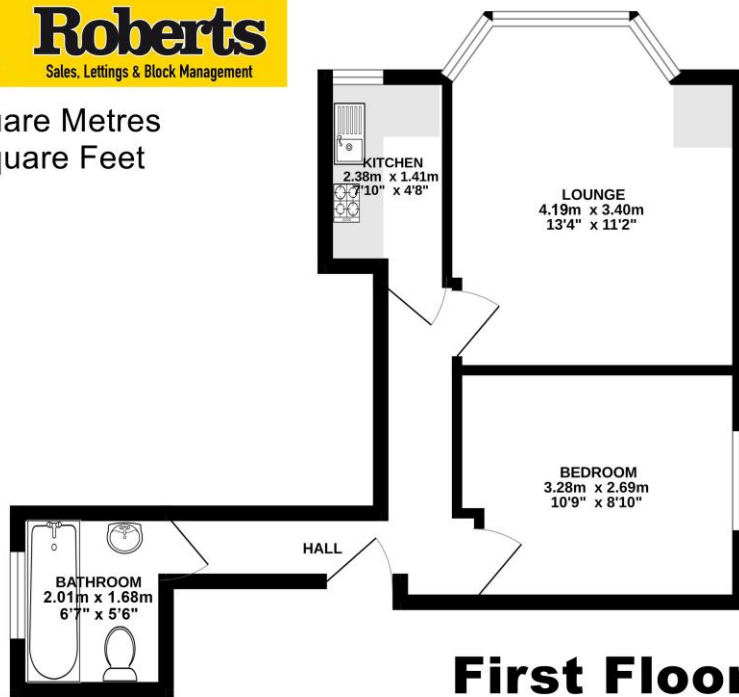
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Communal entrance leading to stairs and landings. The flat lies on the first floor. Front door leads into:

- Entrance** Being L-shaped with textured ceiling with railed down light point and hatch providing access to loft. Single panelled radiator.
- Hallway:**
- Lounge / Diner:** **13' 9 x 11' 2 / 4.19m x 3.40m (approx').** Textured ceiling with railed down light point and picture rail. UPVC double-glazed feature bay window to front aspect. Cupboard housing gas central heating combination boiler with shelved storage below. Double panelled radiator and TV/media point.
- Kitchen:** **7' 10 x 4' 8 / 2.38m x 1.41m (approx').** Textured ceiling with railed down light point. UPVC double-glazed window to front aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and connection for gas cooker with cooker hood over. Space and plumbing for washing machine and integrated under counter fridge. Splash back tiling.
- Bedroom:** **10' 9 x 8' 10 / 3.28m x 2.69m (approx').** Textured ceiling with railed down light point. UPVC double-glazed window to side aspect. Double panelled radiator.
- Bathroom:** **6' 7 x 5' 6 / 2.01m x 1.68m (approx').** Textured ceiling with railed down light point and picture rail. UPVC double-glazed window to side aspect. Panelled bath with fitted glass shower screen and shower mixer tap over. Pedestal wash hand basin with mixer tap. Low-level WC and chrome heated ladder style towel rail. Tiled walls and wall mounted Dimplex blower heater.
- Outside:** Communal front garden to a southerly aspect laid to shingle with an array of mature and established trees bushes and flowering shrubs.
- Tenure:** Leasehold –154 Years remaining
- Charges:** Maintenance £960 per annum to include buildings insurance
- Ground Rent:** £0 **Council Tax:** Band A



31 Square Metres
334 Square Feet



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		