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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**
- **Modern Shower Room**

- **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





