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# Roberts

Sales, Lettings & Block Management

**GROUND FLOOR GARDEN FLAT**

**£180,000**



**Green Road, Lower Charminster, Bournemouth, Dorset, BH9 1EG**

- **62 Sq' M / 667 Sq' Ft**
- **Two Bedrooms**
- **Private Entrance**
- **Lounge & Sep' Kitchen**
- **White Suite Bathroom**
- **GCH, UPVC DG, EPC D**
- **Private & Secluded Garden**

- **Leasehold**
- **181-Years Remaining**
- **Ground Rent £10pa**
- **Maintenance as-and-when**
- **£600pa Management Fee**
- **B'Insurance £311pa**
- **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.

## Green Road, Lower Charminster, Bournemouth, Dorset, BH9 1EG

Sheltered storm porch leads via private entrance UPVC double-glazed front door into:

**Entrance**  
**Hallway:** Coved and textured ceiling with ceiling light point and fitted smoke detector. Single panelled radiator and access to an under stairs utility storage cupboard with space for tumble drier and shelved storage. Wood laminate flooring.

**Lounge**  
**Reception:** **13' 10 x 9' 10 / 4.22m x 2.99m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window and casement door to leading rear garden. Double panelled radiator, TV/media point and wood laminate flooring. Archway provides access to:

**Kitchen:** **8' 4 x 5' 4 / 2.54m x 1.63m (approx')**. Plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect. A range wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge freezer. Single panelled radiator, splash back tiling and tiled flooring.

**Bedroom One:** **13' 1 x 11' 9 / 3.99m x 3.58m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Double panelled radiator.

**Bedroom Two:** **11' 9 x 10' / 3.58m x 3.05m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator.

**Bathroom:** **8' 4 x 5' 2 / 2.54m x 1.57m (approx')**. Plain ceiling with ceiling light point. Frosted window to side aspect. Panelled corner shower bath with fitted glass screen and shower mixer tap over. Vanity unit with inset wash hand basin. Low-level WC, ladder style towel rail, tiled walls and tiled flooring. Cupboard housing gas central heating combination boiler.

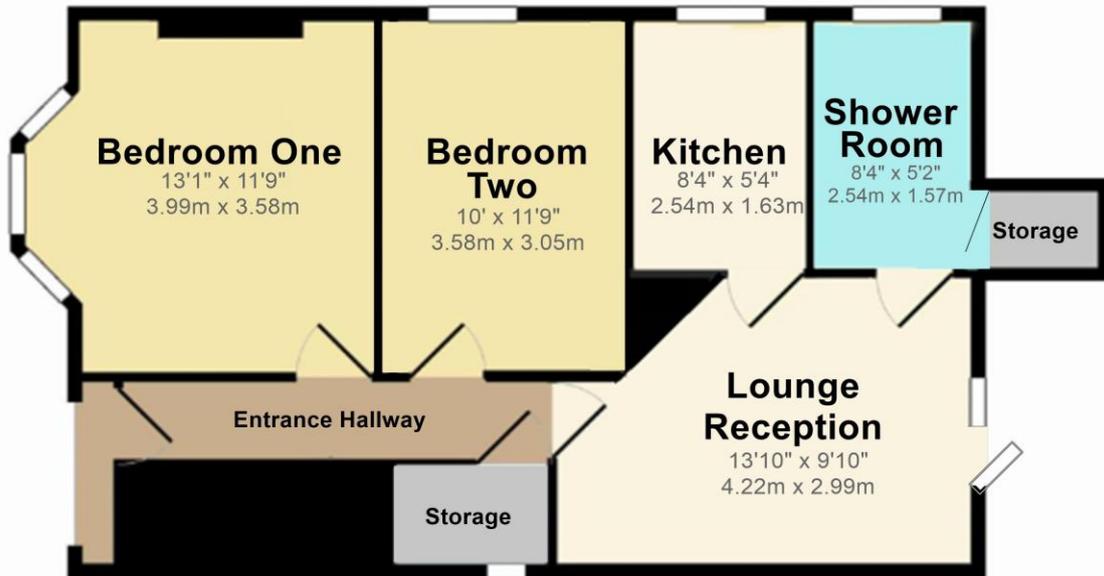
**Outside** Private rear garden tastefully arranged as three terrace tiered areas and laid to patio with an array of borders, trees, bushes and screening shrubs.

**Tenure:** **Leasehold – 180-years remaining**  
**Charges:** **Maintenance: 50/50 on an as and when basis**  
**Management Charge: £600pa**  
**Buildings Insurance: £311pa**  
**Ground Rent: £10pa**



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## Ground Floor

62 Square Metres / 667 Square Feet





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		