



Roberts

Sales, Lettings & Block Management

GROUND FLOOR PURPOSE BUILT FLAT

£175,000



Heathcote Road, Bournemouth, Dorset, BH5 1EZ

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|---|---|
| <ul style="list-style-type: none">- Re-Decorated Throughout- 58 Sq'M / 624 Sq' Ft- Two Double Bedrooms- Lounge Through Kitchen/Diner- Allocated Parking Space x1- Modern Bathroom- Chain Free & Vacant | <ul style="list-style-type: none">- Leasehold (Extended) 116-Years Remaining- Maintenance £1,750pa- Ground Rent £250pa- EPC C-Rating- Council Tax Band B- Newly Fitted Carpets |
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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.

Heathcote Road, Bournemouth, Dorset, BH5 1EZ:

Communal entrance leads to stairs & landings, the flat lies on the ground floor. The flat has recently (March '26) been fully repainted with newly fitted carpets plus new flooring coverings to the kitchen and bathroom areas. Front door leads into:

Entrance Hallway: Plain corniced ceiling with ceiling light point. Single panelled radiator, entry phone and central heating thermostat. Cupboard housing electric meter and RCD.

Lounge Reception: **15' 11 x 12' / 4.85m x 3.66m (approx').** Plain corniced ceiling with two ceiling light points. UPVC double-glazed window to side aspect and double panelled radiator. Telephone point and TV/media point. Archway to:

Kitchen / Diner: **12' x 8' 9 / 3.66m x 2.67m (approx').** Plain corniced ceiling with railed down lighter. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space and plumbing for washing machine, space for fridge freezer & integrated stainless steel electric oven with gas hob and cooker hood over. Cupboard housing gas central heating combination boiler. Splash back tiling & double panelled radiator.

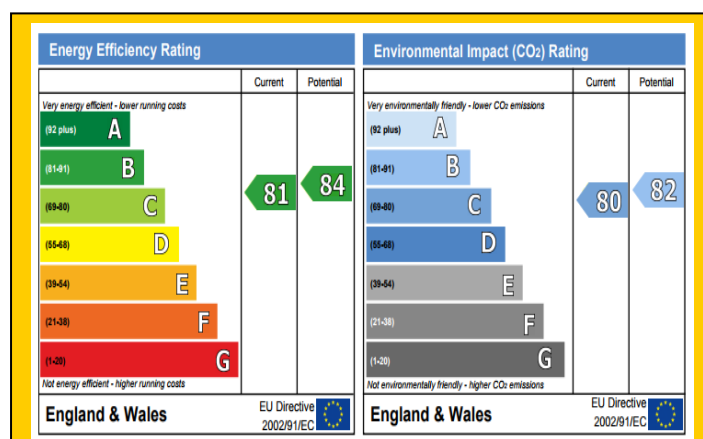
Bedroom One: **11' 11 x 11' / 3.63m x 3.35m (approx').** Plain corniced ceiling with ceiling light point. UPVC double-glazed window to side aspect and double panelled radiator.

Bedroom Two: **9' 5 x 9' 1 / 2.87m x 2.77m (approx').** Plain corniced ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Double panelled radiator.

Bathroom: Plain corniced ceiling, ceiling light point & extractor. Panelled bath with handrails and shower mixer tap over. Pedestal wash hand basin with mixer tap over, low level WC and tiled walls. Ladder style heated towel rail and combined light and shaver point.

Outside: One allocated off road parking bay.

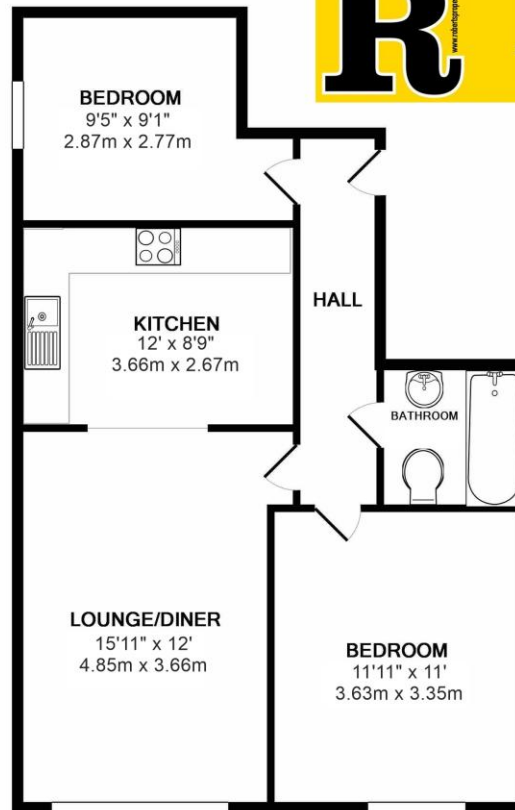
Tenure: Leasehold: 116-years remaining on current term
Maintenance: Maintenance Charge £850 paid 6-monthly (£1750 p/a)
Ground Rent: £250 per annum **Council Tax:** Band B



Ground Floor



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58 Square Metres / 624 Square Feet



