



Roberts

Sales, Lettings & Block Management

SEA VIEW BALCONY APARTMENT

£250,000



Whitewater, Sea Road, Boscombe, Bournemouth, Dorset, BH5 1BP

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| <ul style="list-style-type: none">- Three Double Bedrooms- 97.7 Sq' M / 1051 Sq' Ft- Reception Hallway- Lounge / Diner & Balcony- Bathroom & En-Suite- Superb Sea View- Gated Underground Parking | <ul style="list-style-type: none">- Leasehold- 104-Year Lease- Maintenance £3,000pa- Lift Served Development- GCH, UPVC DG, EPC C- Council Tax Band D- A Short Stroll to Beach |
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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, lift and landings, the apartment lies on the fourth floor. Underground parking garage area also has the benefit of stair access with one flight of stairs leading to the lift facility for added convenience. Front door leads into:

<u>Entrance</u>	<u>16' 7 x 15' 9 (5.05m x 4.80m) approx'.</u>
<u>Hallway:</u>	An irregular shaped room with plain ceiling with two ceiling light points and mains wired smoke detector. Entry phone receiver and two double panelled radiators. Built in storage cupboard housing electric meter and consumer unit. Double doored cloaks and storage cupboard acting as a utility closet. Double doors lead to:
<u>Lounge / Diner:</u>	<u>18' 7" x 11' (5.49m x 3.35m) approx'.</u> Plain ceiling with two ceiling light points with further wall light point. UPVC double-glazed full height windows to front aspect with UPVC double-glazed double casement doors providing access to balcony. Two double panelled radiators, TV/media point.
<u>Private Balcony:</u>	<u>11' x 3' 3 (3.35m x 0.99m) approx'.</u> Glass panelling and rail and to a southerly easterly aspect with sea views.
<u>Kitchen:</u>	<u>8" x 7' 8" (2.44m x 2.34m) approx'.</u> Plain ceiling with railed down light point. A range of wall and base mounted units with work surfaces over. One and a quarter bowl single drainer sink unit with mixer tap. Integrated electric oven with four plate electric hob and cooker hood. Integrated appliances including a dishwasher and washing machine with space for fridge / freezer. Splash back tiling and tiled flooring.
<u>Bedroom One:</u>	<u>17' 10 x 9' 5" (5.44m x 2.87m) approx'.</u> Plain ceiling with recessed down lighting. UPVC double-glazed tilt-and-turn window to front aspect. Double panelled radiator and single panelled radiator. Fitted wardrobes with hanging rail and shelving.
<u>En-Suite Shower Room:</u>	<u>8' 6 x 7' 3" (2.87m x 2.21m) approx'.</u> Plain ceiling with ceiling light point and extractor. Double shower cubicle with fitted thermostatic shower valve. Pedestal wash hand basin with mixer tap. Low-level WC, tiled walls and tiled flooring. Single panelled radiator and shaver point.
<u>Bedroom Two:</u>	<u>17' 10" x 8' 8" (5.44m x 2.64m) approx'.</u> Plain ceiling with ceiling light point. UPVC double-glazed tilt-and-turn window to front aspect. Double panelled radiator. Fitted cupboard housing gas central heating combination boiler.
<u>Bedroom Three:</u>	<u>12' 7" x 9' 8" (2.57m x 2.08m) approx'.</u> Plain ceiling with ceiling light point. UPVC double-glazed full length window to rear aspect which includes a tilt-and-turn unit. Double panelled radiator.
<u>Family Bathroom:</u>	<u>9' 3" x 8' (3.84m x 2.44m) approx'.</u> Plain ceiling with ceiling light point and extractor. Panelled bath with shower screen and shower mixer tap. Pedestal wash hand basin with mixer tap. Low-level WC. Fully tiled walls, tiled flooring and single panelled radiator.
<u>Parking:</u>	Secure underground parking with one allocated parking space accessed via electric gates. One set of steps leading to Lift.
<u>Tenure:</u>	Leasehold with 104-years remaining on the lease.
<u>Charges:</u>	Maintenance charge of approximately £3,000 per annum
<u>Ground Rent:</u>	£200 per annum
<u>Council Tax:</u>	Band D

4th Floor (Lift Served)

97.7 Sq' M
1051 Sq' Ft



