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Sales, Lettings & Block Management

**FIRST & SECOND FLOOR
MAISONETTE**

£235,000



Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ

- **99 Square M' / 1066 Sq' Ft**
- **Total of Four Bedrooms**
- **Private Pathway & Entrance**
- **Modern Kitchen / Diner**
- **Boutique Style Bath/Shower Rm**
- **Further Shower Rm & Cloakrm**
- **Private Garden with Enclosure**

- **Leasehold**
- **144-Years Remaining**
- **Ground Rent £250pa (fixed)**
- **Maintenance as-and-when**
- **50 / 50 Split**
- **UPVC DG, EPC D**
- **Council Tax Band B**

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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.

Nortoft Road, Charminster, Bournemouth, Dorset, BH8 8PZ:

Private flag stone style pathway accessed via private wooden gate. Raised shrubbed borders and fencing leads to rear garden area. Private entrance door with sheltered canopy gives access to lobby with stairs leading to first floor landing:

- Landing** Plain ceiling with recessed down lighting and mains wired smoke detector. Recessed mirror fronted storage and cloaks cupboard. Dimplex radiator. Door leads to:
- Hallway:**
- Cloakroom:** Plain ceiling, light point and fitted extractor fan. Low level WC and vanity unit with inset wash hand basin. Tiled flooring.
- Lounge:** **14' 9 x 11' 7 / 4.49m x 3.53m (approx')**. Plain coved ceiling with ceiling light point and two further down light points. UPVC double-glazed bay window to front aspect. Chimney having recessed fire surround, audio equipment storage and space for sunken wall mounted television with embedded media points.
- Kitchen / Diner:** **11' 9 x 9' 9 / 3.58m x 2.97m (approx)**
Plain ceiling with recessed low level down lighting with further pendant ceiling lighting. UPVC double-glazed window to rear aspect. A range of base mounted units and work surfaces. One and a quarter bowl single drainer sink unit with mixer tap. Five-burner halogen hob with fitted cooker hood and feature mural style splash back. Integrated electric oven with integrated microwave oven and space for fridge/freezer. Breakfast bar style island with wine bottle storage. Fitted utility cupboard with space and plumbing for washing machine and space for tumble drier. Tiled flooring.
- Bedroom One:** **11' 9 x 10' 11 / 3.58m x 3.32m (approx')**. Having plain ceiling with recessed down lighting. UPVC double-glazed window to side aspect. His and hers fitted wardrobes comprising of a double and single. Inner hallway leads through to:
- En-Suite Bathroom:** **11' 9 x 6' 9 / 3.58m x 2.06m (approx')**. Plain ceiling with recessed down lighting. Two UPVC double-glazed frosted windows to side and rear aspects. Double ended free standing bath with shower mixer tap over. Shower cubicle with fitted thermostatic shower valve. Vanity unit with inset wash hand basin and mixer tap. Close coupled WC. Tiled walls, tiled flooring and heated ladder style towel rail.
- Bedroom Four / Study:** **7' 6 x 5' / 2.28m x 1.52m (approx')**. Having plain ceiling with recessed down lighting and UPVC double-glazed window to front aspect. Laminate flooring.
- Stairs from first floor landing hallway to second floor landing***
- Second Floor Landing:** Glass balustrade and at landing level, plain ceiling with ceiling light point and mains wired smoke detector. Hatch provides access to additional loft space.
- Bedroom Two:** **11' 7 x 10' 9 / 3.53m x 3.27m (approx')**. Plain sloping ceiling with ceiling light point and fitted velux window. Access to loft eaves storage.
- Bedroom Three:** **11' 7 x 10' 3 / 3.53m x 3.12m (approx')**. Plain sloping ceiling with recessed light point and fitted velux window. Access to loft eaves storage.
- Shower Room:** **7' 9 x 5' 3 / 2.36m x 1.6m (approx')**. Plain ceiling with recessed down lighting and fitted extractor. Velux window. Shower cubicle with thermostatic shower valve. Vanity unit, inset wash hand basin and mixer tap. Close coupled WC. Tiled walls, tiled flooring and heated ladder style towel rail. Access to loft eaves.

Outside:

Private and secluded rear garden accessed via private pathway from front door of property. Fully enclosed by wall and fencing with flag stone style flooring. Cabin style wooden enclosure with bar style side elevation with space for seating.

Tenure:

Leasehold – 144 years remaining

Maintenance:

50/50 split on an as and when basis with the neighbouring flat.

Ground Rent:

£250pa (fixed)



