

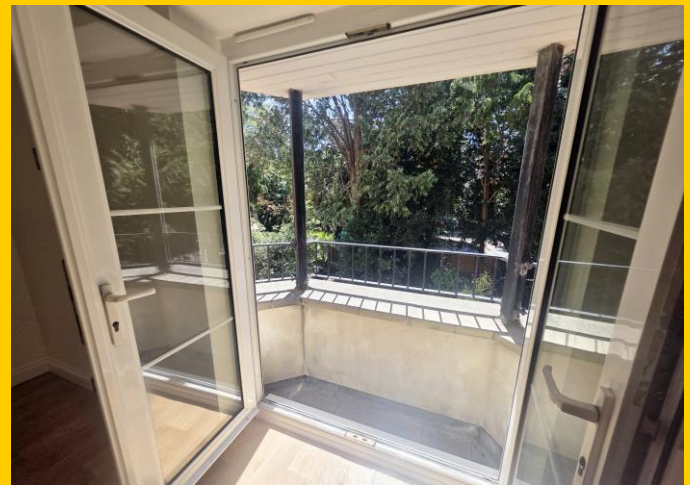


# Roberts

Sales, Lettings & Block Management

**PURPOSE BUILT FLAT**

**£200,000**



**Hillmorton Court, 45 Wellington Road, Bournemouth, Dorset, BH8 8JA**

- **First Floor Purpose Built Flat**
- **Two Bedrooms, 62 Sq'M**
- **Lounge/Diner & Sep' Kitchen**
- **Southerly Juliet Balcony**
- **Reception Style Hallway**
- **Bathroom & En-Suite Shower**
- **Allocated Parking**

- **Leasehold (Ext' Lease)**
- **189-Years Remaining**
- **Maintenance £1,948pa**
- **Ground Rent Nil**
- **EPC B-Rating**
- **Council Tax Band A**
- **Vacant & Chain Free**

**158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955**

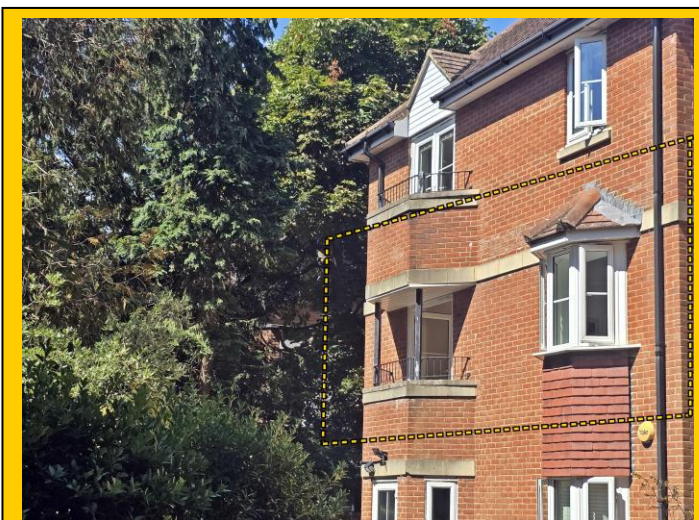
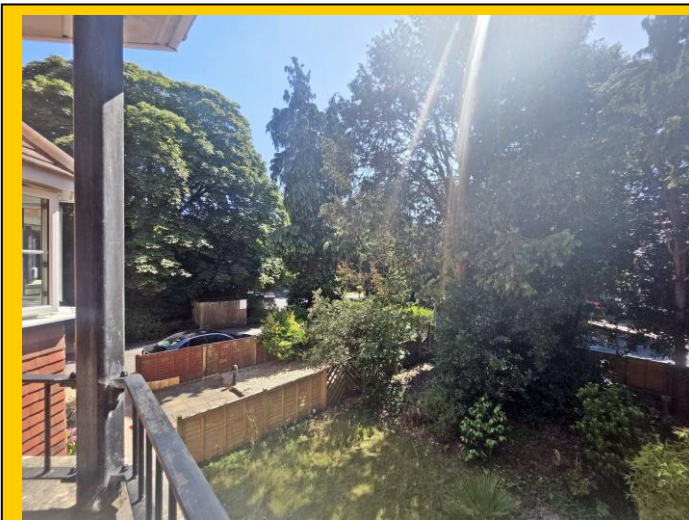
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

**Hillmorton Court, 45 Wellington Road, Bournemouth, Dorset, BH8 8JA:**

Communal entrance leads to stairs & landings, The flat lies on the first floor.

<b><u>Entrance Hallway:</u></b>	<b><u>12' 7 x 6' 1 / 3.84m x 1.85m (approx')</u></b> . A double width hallway offering dining space potential. Plain coved ceiling, ceiling light point and mains wired smoke detector. Entry phone receiver and single panelled radiator. Walk-in double doored storage cupboard which houses electric meter and consumer unit.
<b><u>Lounge / Diner:</u></b>	<b><u>14' 8 x 13' 1 / 4.46m x 4m (approx')</u></b> . Plain coved ceiling with two ceiling light points. Feature UPVC double-glazed double casement doors leading to a walled bay shaped Juliet balcony with a southerly aspect. Double panelled radiator and TV / media point.
<b><u>Kitchen:</u></b>	<b><u>8' x 6' 4 / 2.45m x 1.93m (approx')</u></b> . Plain ceiling with recessed low level down lighting. UPVC double-glazed window to side aspect. 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 stainless-steel electric oven with four-burner gas hob and stainless-steel cooker hood over. Space and plumbing for washing machine. Wall mounted gas central heating combination boiler. Splash back tiling and single panelled radiator.
<b><u>Bedroom One:</u></b>	<b><u>19' 3 x 9' 5 / 5.86m x 2.87m (approx')</u></b> . Plain coved ceiling with ceiling light point. UPVC double-glazed bay window to front aspect and single panelled radiator. Fitted bedroom storage and vanity unit. Door to:
<b><u>En-Suite Shower Room:</u></b>	Plain ceiling, ceiling light point and fitted extractor. Shower cubicle with thermostatic shower valve. Pedestal wash hand basin, low-level WC. Single panelled radiator & combined light / shaver point.
<b><u>Bedroom Two:</u></b>	<b><u>8' 8 x 8' 2 / 2.63m x 2.50m (approx')</u></b> . Plain coved ceiling with ceiling light point. UPVC double-glazed window to side aspect and single panelled radiator. Fitted bedroom storage and vanity unit.
<b><u>Bathroom:</u></b>	Plain ceiling with recessed down lighting and fitted extractor. Panelled bath with shower mixer tap. Pedestal wash hand basin, low-level WC. Single panelled radiator. Splash back tiling.
<b><u>Outside:</u></b>	The property sits in well-presented and well-maintained communal grounds with an array of mature and established trees bushes and screening shrubs. <b>One allocated off road parking space conveyed to the property.</b>
<b><u>Tenure:</u></b>	<b>Leasehold: 189-Years remaining</b>
<b><u>Charges:</u></b>	<b>£1,948 p/a maintenance charge</b> <b>Ground Rent: peppercorn. Council tax band A</b>





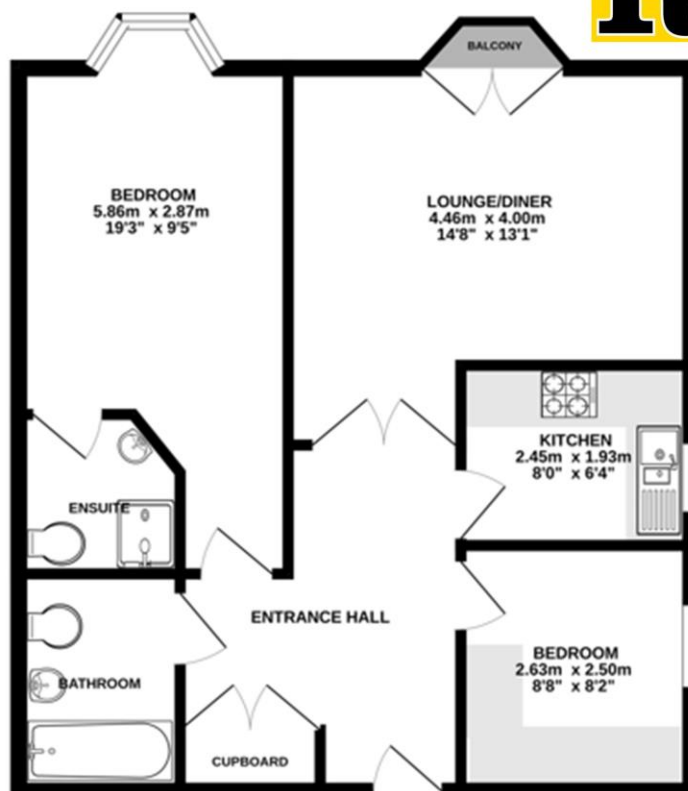




## First Floor



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62 Square Metres  
667 Square Feet