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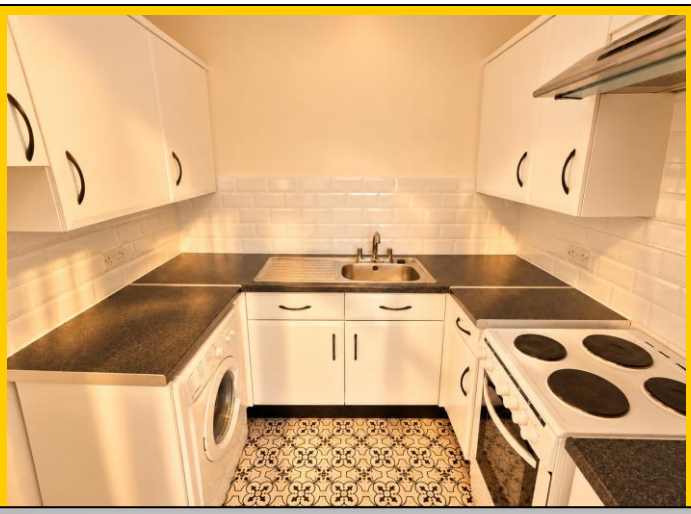
Sales, Lettings & Block Management

ONE BEDROOM FLAT
For The Over 60's

£75,000









Sandringham Court, Avon Road, Bournemouth, BH8 8SG

- First Floor
- 41 Square Metres
- One Double Bedroom
- 60-Year Age Restriction
- Lounge with Garden View
- Arch to Kitchen
- Vacant & Chain Free

- Leasehold
  89-Years Remaining
- Ground Rent: Peppercorn
- Maintenance: £2,923.90 pa
  (Includes: Water & B' Insurance)
  House Manager & Careline
- 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.

Sandringham Court, Avon Road, Bournemouth, BH8 8SG:

Communal entrance leading to stairs, lift and landings, the flat lies on the first floor.

Entrance Hallway: An L-shaped room with coved and textured ceiling with two ceiling light points. Entry phone receiver, emergency care-line pull-cord and night storage heater. Walk-in storage cupboard with fitted space-saving water heater. Further walk-in cupboard housing electrics / consumer unit.

Lounge / Diner: **16' 3 x 10' 9 / 4.95m x 3.30m (approx').** Coved and textured ceiling with two ceiling light points. UPVC double-glazed bay window looking onto the communal grounds. Fire surround and night storage heater. TV/media point, telephone point and emergency care-line pull-cord. Archway leads to:

Kitchen: **7' 4 x 7' 4 / 2.24m x 2.24m (approx').**
Having textured ceiling with railed low level down light point and extractor. 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 and for electric cooker with fitted extractor over. Splash back tiling and tiled flooring.

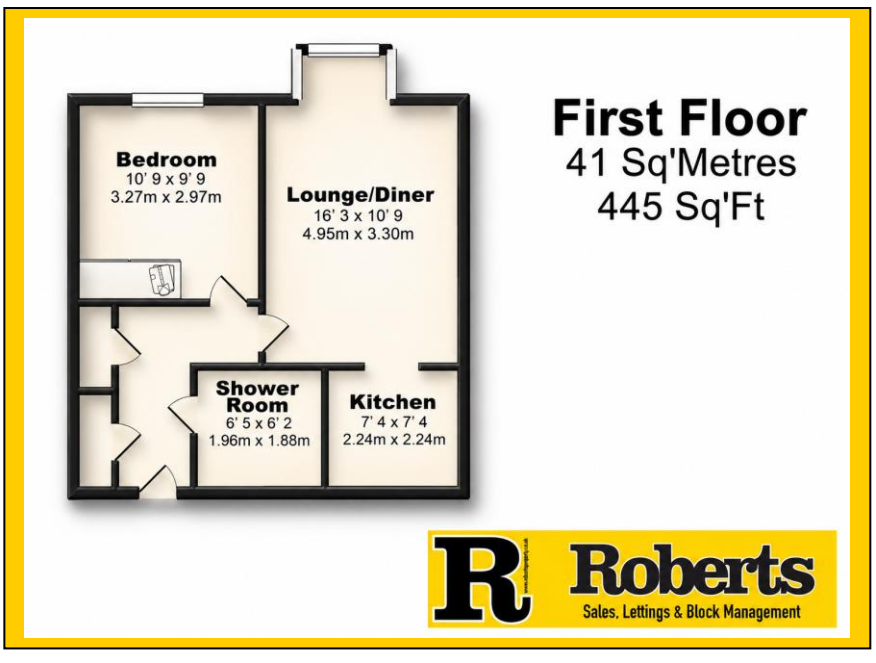
Bedroom: **10' 9 x 9' 9 / 3.27m x 2.97m (approx').**
Having coved and textured ceiling with ceiling light point. UPVC double-glazed window overlooking garden. Electric convector heater. Fitted wardrobes with hanging rail and further storage over. Care-line pull-cord.

Shower Room: **6' 5 x 6' 2 / 1.96m x 1.88m (approx').** Textured ceiling and ceiling light point and fitted extractor. Double shower cubicle with fitted electric shower. Low-level WC, Vanity unit with inset wash hand basin and mixer tap. Recessed integrated shelved storage and cabinet with mirror splash back. Tiled walls.

Further Information: **The property has the benefit of guest facilities, resident's communal lounge, care line and house manager.**

Outside: The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Casual off-road resident and visitor parking.

Tenure: **Leasehold – 125 years from May 1990 (89-years remaining)**
Maintenance: **£2,923.90 per annum to include buildings insurance and water.**
Ground Rent: **Peppercorn**
Council Tax: **Band B**

















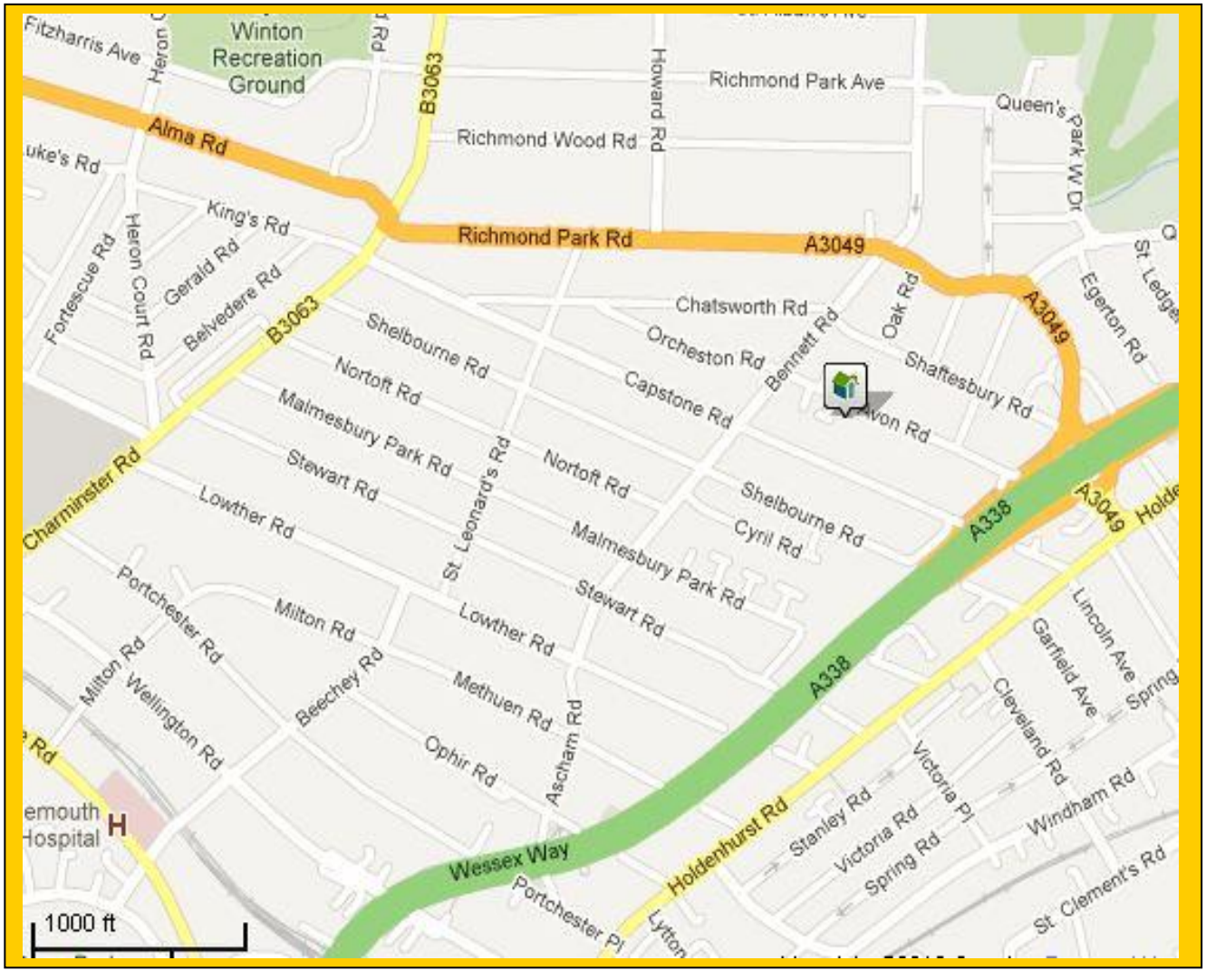











Winton Recreation Ground
Fitzharris Ave
Alma Rd
Richmond Wood Rd
Richmond Park Ave
Howard Rd
B3063
Queen's Park W Dr
King's Rd
Richmond Park Rd
A3049
Heron Court Rd
Fortescue Rd
Gerald Rd
Belvedere Rd
Chatsworth Rd
Oak Rd
Bennett Rd
Egerton Rd
Shaftesbury Rd
Orcheston Rd
Shelbourne Rd
Capstone Rd
Avon Rd
Nortoft Rd
Malmesbury Park Rd
Stewart Rd
Lowther Rd
Charminster Rd
St Leonard's Rd
Cyril Rd
A338
Portchester Rd
Milton Rd
Wellington Rd
Beechey Rd
Methuen Rd
Ophir Rd
Ascham Rd
Lincoln Ave
Garfield Ave
Cleveland Rd
Windham Rd
Stanley Rd
Victoria Rd
Spring Rd
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Holdenhurst Rd
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