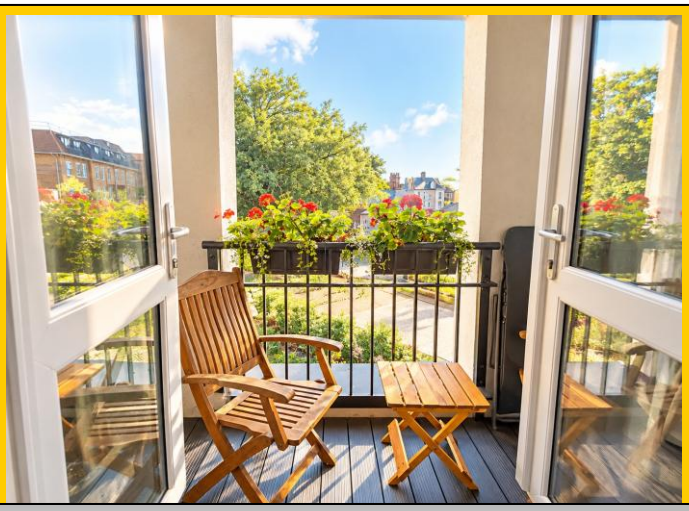
# Roberts

www.robertsproperty.co.uk

Sales, Lettings & Block Management

## DUAL ASPECT BALCONY APARTMENT

## £220,000



**Hawthorne Court, 11b West Cliff Road, Bournemouth, Dorset, BH2 5FA**

- First Floor Balcony Apartment
- Contemporary Open Plan Living
- Integrated Appliances
- One Double Bedroom, 52 Sq'M
- Under Floor Heating, Utility Closet
- Heat & Clean Air System (MVHR)
- Underground Parking (with Lift)
- Not to be Missed!
- Share in the Freehold
- Maintenance £1,400pa
- Ground Rent: Nil
- EPC B-Rated
- Council Tax Band C
- Constructed in 2021

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.

**Hawthorne Court, 11b West Cliff Road, Bournemouth, BH2 5FA**:

Communal entrance leading to stairs, lift & landings. The apartment lies on the first floor.

**Entrance Hallway:** An L-shaped room. Plain ceiling with recessed down lighting and mains wired smoke detector. Central heating controls and audio-visual entry system. Cupboard housing electric meter and consumer unit. Double-doored storage and utility cupboard with space and plumbing for washing machine, shelving and housing pressurised hot water cylinder. Under floor heating controls. 'Amtico' vinyl laminate flooring.

**Open Plan Lounge / Kitchen / Diner: 17' 6 x 16' 5 / 5.33m x 5m (approx').**

**Lounge / Diner Area:** A dual aspect room having plain ceiling with ceiling light point. Full length UPVC double-glazed windows to front and side aspects. Double casement doors leading to private balcony. TV / media point and telephone point. 'Amtico' vinyl laminate flooring. MVHR (heat and clean air ventilation system).

**Private Balcony:** **12' 6 x 4' 2 / 3.81m x 1.27m (approx').** Composite deck-style flooring and wrought iron railing. Looking on to communal grounds. Light point.

**Kitchen Area:** Plain ceiling with recessed down lighting and mains wired heat detector. UPVC double-glazed window to side aspect.
A range of wall and base mounted units with work surfaces over. One and a quarter bowl sink unit with mixer tap. Integrated oven with halogen hob. Integrated fridge / freezer, integrated dishwasher. Splash back upstand, under unit lighting and 'Amtico' vinyl laminate flooring.

**Bedroom:** **12' 7 x 10' 4 / 3.85m x 3.17m (approx').**
Plain ceiling with ceiling light point. UPVC double-glazed full length window to front aspect. MVHR (heat and clean air ventilation system).

**Bathroom:** **7' 5 x 6' 3 / 2.26m x 1.91m (approx').**
Plain ceiling with recessed down lighting and extractor. Panelled bath with glass shower screen and thermostatic shower rose. Vanity unit with wash hand basin and mixer tap. Concealed cistern WC and heated ladder style towel rail. Tiled walls and tiled flooring. MVHR (heat and clean air ventilation system).

**Outside / Parking:** The property lies in well maintained and well-presented communal grounds. Lift served secure gated underground resident parking with each apartment having use of one parking space.

**Tenure:** Share in the Freehold (Acquired 10/25)
**Charges:** £1,400 per annum
**Ground Rent:** Nil **Council Tax:** Band C

# First Floor (Lift Served)

Roberts
Sales, Lettings & Block Management

52 Square Metres /
560 Square Feet