

# The Maisonette, 121 Capstone Road, Bournemouth, BH8 8RY





# Property overview

**Guide Price £210,000**

A character two-bedroom maisonette situated in Charminster. Convenient for the local shop, bars and restaurants of Charminster High Street, local nurseries, junior and primary schools, and Bournemouth's beaches. Also well placed for access to the Wessex Way and travel links to Bournemouth (1.3 miles), Boscombe (1.5 miles) and Poole (7.7 miles).

The accommodation offers front courtyard garden space, 14' lounge, kitchen with utility and pantry on the ground floor. On the first floor you have two bedrooms, a separate WC and a main bathroom.

The property also benefits from allocated parking, feature 10' high ceilings, character architrave, high skirting, feature sash windows with character top lights, gas fired central heating (new boiler 2025), newly extended (172 years approx.) lease, and no forward chain.



# Accommodation

## Front External:

Wooden gate to:

## Front Garden Space: 19' 0" x 9' 8" max (5.79m x 2.94m)

Enclosed by wall & trellis surround, raised flower beds, wooden bench, laid to patio/artificial grass/stone chipping, external storage cupboard, front door to:

## Entrance Hall: 4' 2" x 2' 6" (1.27m x 0.76m)

High level window above door, feature architrave, stairs to first floor, door to:

## Lounge: 14' 3" max x 14' 1" max (4.34m x 4.29m)

10'1" ceiling height, feature architrave, smoke alarm, sash windows to front aspect, feature fireplace surround with log burner (currently not fitted to regulations so vendors are willing to take it out if required by a buyer), radiator, tall skirting boards, low-level electric consumer unit, door to:

## Kitchen: 14' 11" max x 5' 5" max (4.54m x 1.65m)

Feature architrave, window-to-side aspect, part panelled walls, part tiled walls, thermostat control panel, range of eye and base level units, space for appliances (washing machine, 3/4 fridge/freezer), 1 3/4 stainless steel sink drainer, Baxi combination boiler (fitted 2025), BELLING quad oven with 7 ring hob, radiator, opening to:

## Inner Lobby: 4' 7" x 2' 6" (1.40m x 0.76m)

Door to utility, opening to:

## Under-Stairs Pantry: 6' 2" x 2' 6" (1.88m x 0.76m)

Sloped ceiling, light point.

## Utility (L-Shaped) 4' 7" max x 4' 7" max (1.40m x 1.40m)

Obscured sash window to side aspect, light point, space for low-level fridge.

## First Floor Landing: 10' 1" x 2' 11" plus stair recess (3.07m x 0.89m)

9'9" ceiling height, hatch to loft, obscured window to rear aspect, opening into stair recess, radiator, exposed wood flooring, tall skirting boards, doors to accommodation.

## WC: 3' 8" x 3' 8" (1.12m x 1.12m)

9'9" ceiling height, part tiled walls, obscured window to rear aspect, wash hand basin with cupboard below, WC.

## Bedroom Two (L-Shaped): 12' 5" max x 6' 10" max (3.78m x 2.08m)

Currently used as an office, previously housed a 4' double bed. Feature architrave, high-level shelf above the door, sash window to rear aspect, tall skirting board, exposed wood flooring.

## Bedroom One: 12' 11" max x 12' 5" into bay (3.93m x 3.78m)

Feature architrave, sash windows to front aspect, radiator, and exposed wood flooring.

## Bathroom (L-Shaped): 9' 1" max x 7' 3" max (2.77m x 2.21m)

Part tiled walls, obscured window to front aspect, P-shaped bath with mixer tap and shower attachment over, pedestal wash hand basin, ladder style towel radiator, airing cupboard (2' 3" x 2' 1"), tall skirting boards.

## Parking:

There is an allocated parking space for this property to the left-hand side of the building as you face from the road.

## Lease Length:

Newly extended to 172 years (approx.) – 189 years from 22<sup>nd</sup> December 2009.

## Maintenance:

£150 per year (2023 was £241.67 due to roof repair).

## Ground Rent:

Peppercorn (i.e. £0)

## Building Insurance:

£340 (approx.) per year (c.£2036 shared between 6).



# Photography



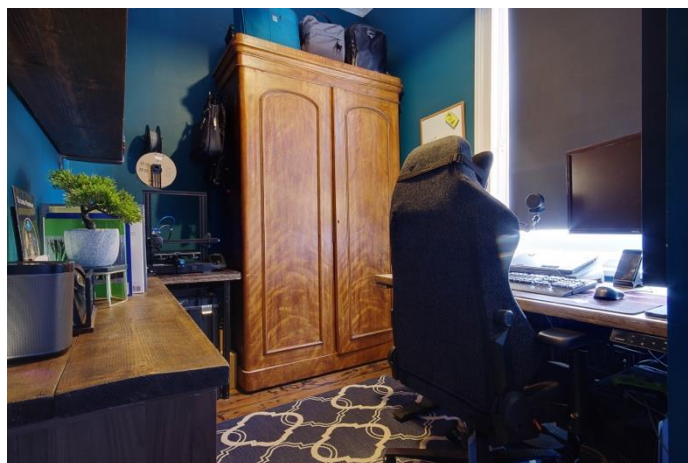


















# Floor Plan

# EPC



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## Energy performance certificate (EPC)

The Maisonette  
121 Capstone Road  
BOURNEMOUTH  
B9 5RY

Energy rating  
**D**

Valid until: 3 July 2033

Certificate number: 0345-3028-1203-8647-2204

Property type

Semi-detached house

Total floor area

61 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

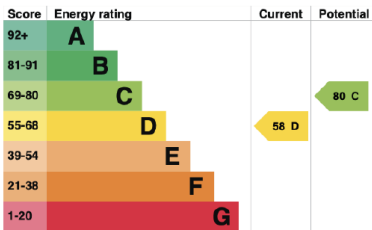
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## Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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