



Roberts

Sales, Lettings & Block Management

FIRST FLOOR FLAT

£175,000



Quarry Chase, 30-32 Poole Rd, Westbourne, Bournemouth, BH4 9DD

- **Refurbished First Floor Flat**
- **50 Sq'M / 573 Sq'Ft**
- **One Double Bedroom**
- **19ft Dual Aspect Lounge**
- **New (Unused) Kitchen with Fitted Appliances**
- **New (Unused) Bathroom**

- **Leasehold with a Share in the Freehold**
- **Maintenance Includes Water, Heating, B'Ins' & Sinking Fund £320pcm**
- **EPC D, C'Tax Band B**
- **18ft3 x 8ft4 Garage**

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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.

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Communal entrance leading to stairs and landings, the flat lies on the first floor. Rear door access to garages at lower ground floor level. Front door leads into:

- Entrance Hallway:** An L-shaped room with plain ceiling and two railed down light points. Feature acoustic wood panelled walls. Cupboard housing electrics consumer unit. Wall mounted entry phone receiver.
- Lounge / Diner:** **19' 3 x 10' 10 / 5.87m x 3.30m (approx').**
A dual aspect room having internal glazed door, plain ceiling with two ceiling light points. UPVC double-glazed windows to front and rear aspects. Two single panelled radiators and TV / media point. Further internal glazed door to:
- Newly Fitted Kitchen:** **10' 4 x 5' 8 / 3.15m x 1.73 (approx').**
Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. A range of newly fitted contemporary glossy wall and base mounted cabinetry units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with halogen hob and cooker hood. Integrated fridge/freezer, slim line dishwasher and washing machine. Splash back tiling, single panelled radiator and tiled flooring.
- Bedroom:** **13' 7 x 10' 2 / 4.14m x 3.10m (approx').** Plain ceiling with ceiling light point. UPVC double-glazed window to front aspect. Single panelled radiator.
- Newly Fitted Bathroom:** **7' 10 x 5' 4 / 2.39m x 1.63m (approx').**
Plain ceiling with ceiling light point. Frosted UPVC double-glazed window to rear aspect. Panelled bath with fitted glass shower screen and thermostatic shower valve. Vanity unit with inset wash hand basin and mixer tap and low-level WC. Panelled radiator, shaver point fully tiled walls and tiled flooring.
- Outside:** The property sits in well presented and well maintained communal grounds with a good array of trees, screening bushes and shrubs.
- Garage in Block:** **18' 3 x 8' 4 / 5.56m x 2.54m (approx').**
Located to the rear of the development. Garage having up-and-over door.
- Tenure:** **Leasehold (959-Years) with a share in the freehold.**
Charges: **Maintenance charge which includes heating, (hot) water & sewage, buildings insurance, communal cleaning, gardening and sinking fund at £320 per calendar month (£3,840pa).**
Ground Rent: Nil
- Council Tax:** **Band B**



First Floor

50 Square Metres / 538 Square Feet



