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Roberts

Sales, Lettings & Block Management

BALCONY APARTMENT

£220,000

Water Gardens, 49-51 Wellington Road, Bournemouth, BH8 8JJ

- Three Bedrooms
- 72 Sq' M / 775 Sq' Ft
- Dual Aspect Lounge/Diner
- Southerly Balcony
- Bathroom & Sep' Cloakr'm
- Tilt & Turn Windows
- Gated Underground Parking
- Share in Freehold
- 999-Yr Lease from 2007
- Maintenance £2,712pa
- Lift Served Development
- GCH, UPVC DG, EPC D
- Council Tax Band C
- Close to Rail Connect'n

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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 doorway leading to stairs, lift and landings, the apartment lies on the second (top) floor. Underground parking garage area also has the benefit of stair and lift access for added convenience. Front door leads into:

Entrance Hallway: Being L-shaped with coved and textured ceiling with recessed and railed down lighting. Openable skylight window. Two fitted shelved storage cupboards, entry phone receiver and single panelled radiator.

Lounge / Diner: **17' 10" x 11' 4" (5.44m x 3.45m) approx'.**
Coved and textured ceiling with recessed down lighting. UPVC double-glazed window to rear aspect. UPVC double-glazed sliding patio doors providing access to balcony. Two double panelled radiators, TV/media point.

Private Balcony: **11' 4" x 4' (3.45m x 1.22m) approx'.** Glass panelling and rail and to a southerly aspect with views over the communal grounds.

Kitchen: **8' 5" x 7' 8" (2.57m x 2.34m) approx'.** Papered ceiling with railed down light point. UPVC double-glazed tilt-and-turn window to rear 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 electric oven with four burner stainless steel gas hob and cooker hood. Space and plumbing for washing machine, space for fridge / freezer and splash back tiling. Splash back tiling.

Bedroom One: **12' x 9' 8" (3.66m x 2.95m) approx'.**
Coved and textured ceiling with ceiling light point. UPVC double-glazed tilt-and-turn window to front aspect. Double panelled radiator. Fitted wardrobes.

Bedroom Two: **9' 6" x 8' 5" (2.89m x 2.57m) approx'.**
Papered ceiling with ceiling light point. UPVC double-glazed tilt-and-turn window to rear aspect. Single panelled radiator.

Bedroom Three: **8' 5" x 6' 10" (2.57m x 2.08m) approx'.** Papered ceiling with ceiling light point. UPVC double-glazed tilt-and-turn window to rear aspect. Single panelled radiator. Cupboard housing gas central heating combination boiler.

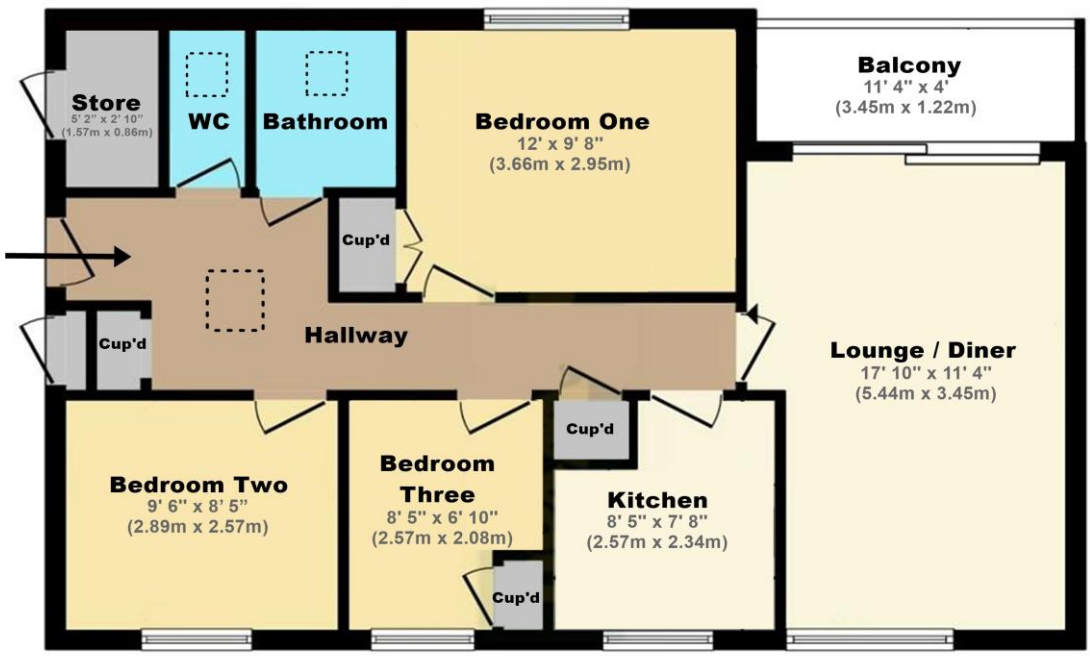
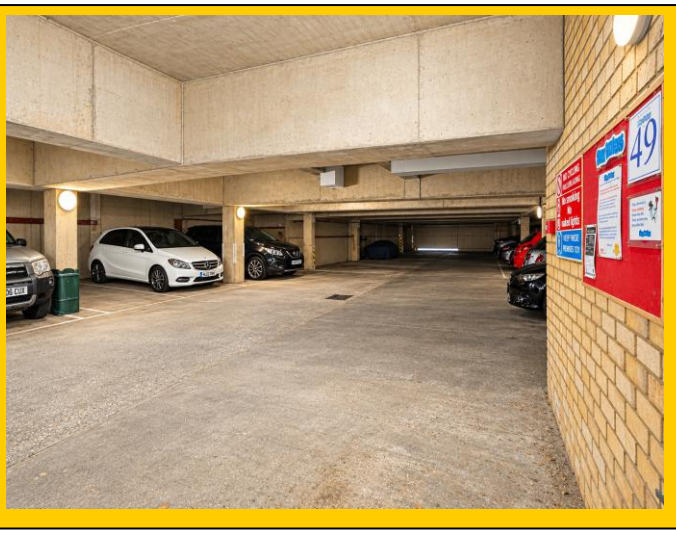
Bathroom: Plain ceiling with ceiling light point and feature openable skylight window. Panelled bath with shower mixer tap. Pedestal wash hand basin with mixer tap. Fully tiled walls and single panelled radiator. Light/shaver point & extractor.

Separate Cloakroom: Plain ceiling with ceiling light point and feature openable skylight window. Low level WC and half tiled walls.

Storage Area: **5' 2" x 2' 10" (1.57m x 0.86m) approx'.**Accessed via communal hallway next to front door. Ceiling light point.

Parking: Secure underground parking with one allocated parking space. Roller shutter gates providing both an in and out driveway. Lift and stairs at this level.

Tenure: Leasehold with a share in the freehold. 999-years from 2007.
Charges: Maintenance, sinking fund & Buildings Insurance £2,712 per annum
Ground Rent: Nil
Council Tax: Band C



Second Floor (Lift Served) 72 Square Metres / 775 Square Feet