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Sales, Lettings & Block Management

GROUND FLOOR CONVERSION

£200,000



Shelbourne Road, Charminster, Bournemouth, BH8 8RA

- **Ground Floor Flat**
- **51 Square Metres**
- **Two Bedrooms**
- **Newly Converted**
- **Open Plan Kitchen & Lounge**
- **Private Entrance Access**
- **Pets Permitted**

- **Leasehold: 125-Year Lease**
- **Holiday Letting Permitted**
- **Ground Rent: Nil**
- **Maintenance 50/50 as & when**
- **EPC C-Rated**
- **Council Tax Band B**
- **No Forward Chain**

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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.

Shelbourne Road, Charminster, Bournemouth, BH8 8RA

UPVC double-glazed private entrance front door leads directly into:

**Open Plan
Lounge &
Kitchen:**

16' 1 x 10' 7 / 4.90m x 3.23m (approx')

Having plain ceiling with ceiling light point and recessed low-level down lighting to kitchen area. Mains wired heat detector. UPVC double-glazed window to front aspect. Double panelled radiator and television / media point.

A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with electric hob, glass splash back and cooker hood over. Integrated washing machine and integrated fridge / freezer. Splash back tiling and wood laminate flooring.

Inner Hallway:

Having plain ceiling with ceiling light point and mains wired smoke detector and storage recess.

Bedroom One:

13' 3 x 9' 3 / 4.04m x 2.82m (approx')

Having plain ceiling with ceiling light point and UPVC double-glazed window to front aspect. Double panelled radiator and gas central heating combination boiler.

Bedroom Two:

10' 3 x 7' 3 / 3.13m x 2.21m (approx')

Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect. Single panelled radiator. Conceal housing electrics and consumer unit.

Shower Room:

5' 10 x 4' 5 / 1.78m x 1.36m (approx')

Having plain ceiling with recessed down lighting and fitted extractor. Double shower cubicle with fitted thermostatic shower valve and overhead rose. Low Level WC and vanity unit with inset wash hand basin with mixer tap. Splash back tiling and tiled flooring. Ladder style heated towel rail.

Tenure:

Leasehold – New 125-Year Lease on Completion

Charges:

Maintenance: 50/50 on an as and when basis

Ground Rent: Nil Council Tax Band B

Holiday letting is permitted





