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Roberts

Sales, Lettings & Block Management

**TWO BEDROOM FLAT
For The Over 60's**

£125,000



Sandringham Court, Avon Road, Bournemouth, Dorset, BH8 8SG

- **Second Floor Lift Served**
- **55 Square Metres**
- **Two Bedrooms**
- **60-Year Age Restriction**
- **23ft Lounge / Diner**
- **Separate Kitchen**
- **Well Presented Bathroom**
- **Leasehold**
- **93-Years Remaining**
- **Ground Rent: Peppercorn**
- **Maintenance: £3,327.53 pa**
(Includes: Water & B' Insurance)
- **On-Site House Manager**
- **Council Tax Band C**

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.

Sandringham Court, Avon Road, Bournemouth, BH8 8SG:

Communal entrance leading to stairs, lift and landings, the flat lies on the second (top) floor.

Entrance Hallway:

Being L-shaped. Having coved and textured ceiling with two ceiling light points and hatch to loft. Electric night storage heater, entry phone receiver and intercom / care line. Cupboard housing electrics fuse board and new consumer unit. Additional linen cupboard housing hot water cylinder tank with shelved storage over.

Lounge / Diner:

23' 1 max' into bay plus recess x 10' 11 narrowing to 7' 6 / 7.04m max' into bay plus recess x 3.33m narrowing to 2.29m (approx').

Having textured ceiling with two ceiling light points and feature UPVC double-glazed bay window to front aspect. Two night storage heaters, television point and telephone point. Emergency care-line pull-cord.

Kitchen:

7' 4 x 7' 4 / 2.24m x 2.24m (approx').

Having textured ceiling with ceiling light point and fitted extractor. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Integrated electric oven with electric hobs and cooker hood over. Space and plumbing for washing machine. Integrated under counter fridge. Splash back tiling.

Bedroom One:

10' 8 x 9' 3 / 3.25m x 2.82m (approx').

Having textured ceiling with ceiling light point. Velux window to front aspect. Fitted wardrobes with hanging rail and shelved storage over. Emergency care-line pull-cord. Wall mounted convector heater.

Bedroom Two:

9' 5 x 7' 4 / 2.87m x 2.24m (approx').

Having textured ceiling with ceiling light point. Velux window to front aspect. Emergency care-line pull-cord. Wall mounted convector heater.

Shower Room:

6' 5 x 6' 2 / 1.96m x 1.88m (approx').

Having textured ceiling and ceiling light point, extractor fan and wall mounted blower heater. Double shower cubicle with fitted electric shower. Pedestal wash hand basin, low level WC and splash back tiling. Emergency care-line pull-cord.

Further Information:

The property has the benefit of guest facilities, resident's communal lounge, care line and in house manager.

Outside:

The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Casual off road resident and visitor parking.

Tenure:

Leasehold – 125 years from May 1990 (92-years remaining)

Maintenance:

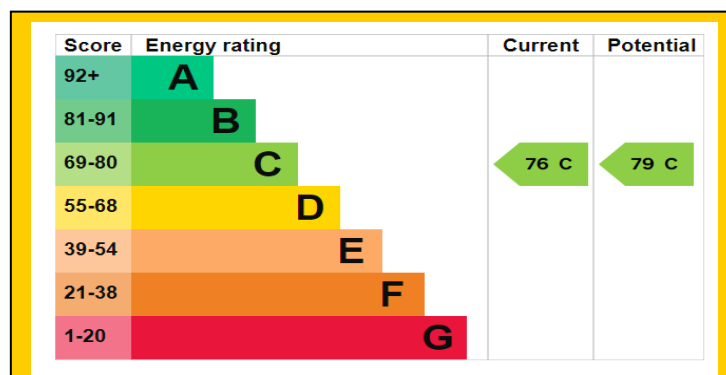
£3,327.53 per annum to include buildings insurance and water.

Ground Rent:

Peppercorn

Council Tax:

Band C





Second (Top) Floor

55 Square Metres

592 Square Feet



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