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# Roberts

## Sales & Lettings

**PURPOSE BUILT FLAT**

**£180,000**



**Lowther Road, Bournemouth, Dorset, BH8 8NG**

- **Second (Top) Floor**
- **55 Square Metres**
- **17ft Lounge / Diner**
- **Separate Kitchen**
- **GCH & D/G Throughout**
- **Allocated Parking to Rear**
- **No Forward Chain**

- **Leasehold**
- **108-Year Lease Remaining**
- **Maintenance £1,860pa**
- **Ground Rent £150pa**
- **EPC C-Rated**
- **Council Tax Band B**
- **Ideal Starter Home**

**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.

# Lowther Road, Bournemouth, Dorset, BH8 8NG:

Communal entrance leading to stairs and landings, the flat lies on the second (top) floor.  
Door leads into inner lobby with front door leading into:

**Entrance Hallway:** An L-shaped room having plain ceiling with two ceiling light points and mains wired smoke detector. Entry phone receiver. Fitted cupboard housing electric meter and RCD fuse board with shelved storage over. Central heating thermostat.

**Lounge / Diner:** **17' 3 x 10' / 5.27m x 3.05m (approx')**.  
Having plain sloping ceiling with two ceiling light points. UPVC double-glazed window to rear aspect. Double panelled radiator and television/media point.

**Kitchen:** **7' 3 x 5' 2 / 2.21m x 1.6m (approx')**.  
Having plain ceiling with ceiling light point. A range of wall and base mounted units with work surfaces over. Single bowl, single drainer sink unit with mixer tap. Integrated stainless steel electric oven with electric hob and stainless-steel splash back and cooker hood over. Space for under counter fridge and space and plumbing for washing machine. Cupboard housing gas central heating combination boiler. Splash back tiling and wood laminate effect flooring.

**Bedroom One:** **11' 10 x 8' 1 / 3.65m x 2.47m (approx')**.  
A dual aspect room, having plain sloping ceiling with ceiling light point. Two 'Velux' style windows to side and rear aspects. Double panelled radiator.

**Bedroom Two:** **14' 7 max' into recess x 7' 4 / 4.47m max' into recess x 2.25m (approx')**.  
An irregular shaped room. Having plain sloping ceiling with ceiling light point. 'Velux' style window to side aspect and double panelled radiator.

**Bathroom:** Having plain ceiling with ceiling light point and fitted extractor. Panelled bath with fitted shower screen and shower mixer tap over. Pedestal wash hand basin with mixer tap. Low level W.C. and ladder style heated towel rail. Combined light and shaver point. Tiled walls and tiled flooring.

**Outside:** One allocated off-road parking space to the rear of the development. Lock-up bicycle store.

**Tenure:** Leasehold – 108 Years remaining on the current lease

**Charges:** **Maintenance: £1,860 per annum**

**Buildings insurance £360 per annum**

**Letting fee (if letting out property) £130 per annum**

**Ground Rent £150 per annum**

**Council Tax Band B**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Second Floor**  
55 Square Metres  
592 Square Feet

