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Sales, Lettings & Block Management

GROUND FLOOR GARDEN FLAT

£190,000



Chatsworth Road, Charminster, Bournemouth, BH8 8SL

- **Ground Floor Garden Flat**
- **One Double Bedroom**
- **Private Entrance**
- **Lounge with Feature Bay**
- **Kitchen / Diner**
- **Spacious Bathroom**
- **Frontage Parking**
- **Leasehold: -Year Lease**
- **Pets Allowed Under License**
- **Ground Rent:**
- **Maintenance as & when**
- **EPC -Rated**
- **Council Tax Band**
- **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.

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Side aspect private entrance leads into:

Entrance Lobby & Hallway: Lobby with ceiling light point and picture rail. Inner door to hallway with plain coved ceiling, ceiling light point and central heating thermostat. Wood flooring.

Lounge Reception: **15' 4 x 10' 10 / 4.67m x 3.30m (approx')**. Having plain corniced ceiling with ceiling light point and picture rail. UPVC double-glazed bay window to front aspect. Feature fire surround, single panelled radiator and television / media point.

Kitchen / Diner: **13' 10 x 10' 10 / 4.22m x 3.30m (approx')**. Having plain ceiling with railed down light point. UPVC double-glazed casement door leading to rear garden with further high-level window over. Side aspect frosted UPVC double-glazed window. 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 integrated electric hob and cooker hood over. Space and plumbing for washing machine and dishwasher. Under counter fridge and under counter freezer. Cupboard housing gas central heating combination boiler. Splash back tiling and tiled flooring. Ample space to dine.

Bedroom: **12' 6 x 10' 10 / 3.81m x 3.30m (approx')**. Plain corniced ceiling with ceiling light point and picture rail. Two UPVC double-glazed windows to front aspect. Double panelled radiator.

Bathroom: Accessed via inner lobby with double door storage cupboards. A T-shaped room with plain ceiling, ceiling light point and frosted UPVC double-glazed window to rear aspect. Double ended bath with central mixer tap, pedestal wash hand basin and low-level WC. Shower cubicle with double tray and electric shower unit. Tiled walls and double panelled radiator.

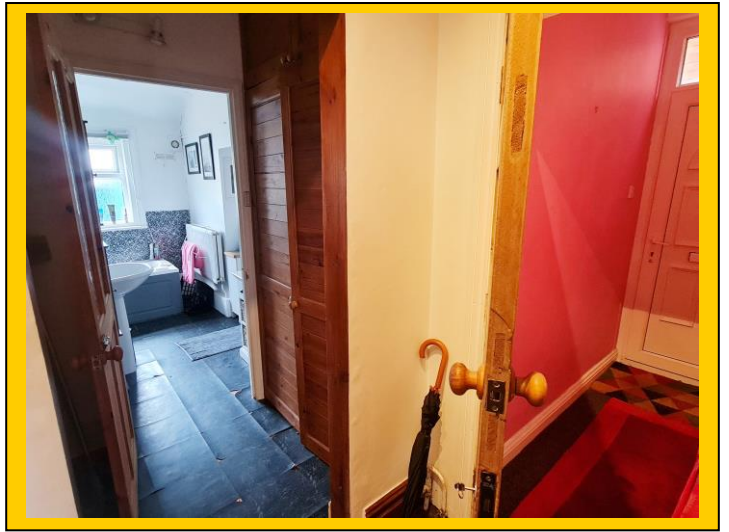
Outside Front of property laid to hard standing providing off road parking. Screening hedge and established ornamental shrubs. Shared side access pathway leads to: Private walled courtyard garden laid to patio.

Tenure: **Leasehold**
Charges: **Maintenance: 50/50 on an as and when basis.**

Ground Rent: £150pa

Council Tax: **Band B**





**FLOORPLAN
HERE**

