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Roberts

Sales, Lettings & Block Management

FREEHOLD STUDIO FLAT

£75,000



Capstone Road, Charminster, Bournemouth, BH8 8SA

- **Ground Floor Conversion**
- **25 Square Metres**
- **Open Plan Studio & Kitchen**
- **Feature Bay & High Ceilings**
- **Hallway & Shower Room**
- **Allocated Parking**
- **Vacant & Chain Free**

- **Freehold with the Benefit of a Lease to the Neighbouring Property**
- **Only 5% of Maintenance On and as and When Basis**
- **EPC E-Rated**
- **Council Tax Band A**

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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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Glazed front door leads into communal sheltered entrance porch and lobby. Front door leads into

Entrance Hallway: Having plain ceiling with ceiling light point. Cupboard housing both electrics and consumer unit. Plumbing for washing machine. Wood laminate flooring.

Open Plan Kitchen **15' 8 x 14' 1 / 4.78m x 4.29m (approx')**

/ Studio:

Having naturally coved and papered ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Wood laminate flooring and wall mounted Dimplex heater. TV/media point.

Kitchen area having a range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Space for fridge freezer. Integrated electric oven with double ring hob and cooker hood over. Splash back tiling.

Shower Room: **7' 2 x 6' 10 / 2.18m x 2.08m (approx')**

Having naturally coved and papered ceiling with ceiling light point and extractor fan. Double corner shower with fitted electric shower. Low level WC and pedestal wash hand basin. Chrome ladder style electrically heated towel rail, lino flooring and majority tiled walls.

Outside:

Front garden conveyed to the property with screening hedge to street boundary. This area being laid to shingle and provides space for one vehicle. The parking being accessible via dropped kerb.

Tenure & Charges: Freehold to the entire building with the benefit of a lease to the neighbouring property/s.

Maintenance: 5% of costs paid on an as-and-when basis

Ground Rent: Nil

Council Tax: Band A





