

R

www.robertsproperty.co.uk

Roberts

Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£175,000



Hartshorne Grange, 141 Hankinson Road, Bournemouth, BH9 1HR

- **First Floor Purpose Built**
- **37 Square Metres**
- **One Double Bedroom**
- **Open Plan Lounge/Kitchen**
- **Modern Bathroom**
- **Re-Carpeted & Re-Decorated**
- **Resident's Parking**

- **Leasehold**
- **114-Year Lease**
- **Maintenance £1534pa**
- **Ground Rent £200pa**
- **EPC B-Rating**
- **Council Tax Band A**
- **Chain Free**

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.

Hartshorne Grange, 141 Hankinson Road, Bournemouth, BH9 1HR:

Communal entrance leading to stairs and landings, the flat lies on the first floor. Front door leads into:

Entrance Hallway: Plain ceiling with ceiling light point and mains wired smoke detector. Entry phone receiver and single panelled radiator. Walk-in storage cupboard with hanging rail, electric meter and consumer unit.

Open Plan Lounge / Kitchen: **15' 2 x 12' 4 / 4.62m x 3.76m (approx').**
Plain ceiling with two ceiling light points and main sired heat detector. UPVC double-glazed window to front aspect. Single panelled radiator, central heating thermostat and television/media point. Telephone point.
Kitchen area having tiled flooring and 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 four burner gas hob and cooker hood over. Space and plumbing for washing machine and space and space for fridge/freezer. Cupboard housing gas central heating combination boiler. Splash back tiling.

Bedroom: **10' 3 x 9' 4 / 3.12m x 2.83m (approx').**
Having plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Single panelled radiator.

Bathroom: **8' 1 x 5' 10 / 2.46m x 1.78m (approx').**
An irregular shaped room with plain ceiling, ceiling light point and fitted extractor. UPVC double-glazed frosted window to rear aspect. Panelled bath with shower mixer tap and glass shower screen. Low-level WC and pedestal wash hand basin. Tiled walls, tiled flooring and ladder style heated towel rail. Shaver point.

Outside: Non-allocated resident parking to the rear of the building on a first come first served basis.

Tenure: Leasehold – 114-years remaining

Charges: £1,534 per annum

Ground Rent: £250 per annum

Council Tax: Band A





