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Sales, Lettings & Block Management

PURPOSE BUILT FLAT

£175,000



King Edward Court, 62 Christchurch Road, Bournemouth BH1 3PF

- **Ground Floor Conversion**
- **60 Square Metres**
- **One Double Bedroom**
- **20ft x 15ft Lounge / Diner**
- **Arch to Kitchen**
- **Useful Internal Storage Room**
- **Allocated Parking**

- **Leasehold with a Share in the Freehold**
- **Maintenance £5,556pa**
- **Ground Rent £Nil**
- **EPC C-Rating**
- **Council Tax Band B**
- **Chain Free**

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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.

King Edward Court, 62 Christchurch Road, Bournemouth BH1 3PF:

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

Entrance Lobby: Coved and textured ceiling with ceiling light point and mains wired smoke detector. Cupboard housing electric meter and consumer unit. Further cloaks and storage cupboard with hanging rail.

Lounge / Diner: **20' 4 x 15' 4 / 6.20m x 4.67m (approx')**
Coved and textured ceiling with two ceiling light points and main sired heat detector. Single-glazed bay windows to rear aspect. Two double panelled radiators and television/media point. Entry phone receiver, central heating thermostat and feature archway leading through to:

Kitchen: **10' 6 x 7' 4 / 3.20m x 2.24m (approx')**, Plain coved ceiling with recessed down lighting and single-glazed window to rear aspect. 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, stainless steel splash back and cooker hood over. Space and plumbing for washing machine and space and space for fridge/freezer. Tiled flooring and splash back tiling.

Bedroom: **16' 5 x 9' 6 / 5m x 2.89m (approx')**
Having coved and textured ceiling with ceiling light point. Single-glazed window to rear aspect. Single panelled radiator. Door gives access to:

En-Suite Bathroom: **10' x 5' 4 / 3.05m x 1.63m (approx')** Having coved and textured ceiling with ceiling light point. Frosted single-glazed window to rear aspect. Double ended bath with shower mixer tap and fitted glass cubicle screen. Low-level WC and pedestal wash hand basin with mixer tap. Single panelled radiator, tiled walls and tiled flooring. Door to walk-in airing cupboard with wall mounted gas central heating boiler and shelved storage. Pre-lagged hot water cylinder tank.

Internal Store Room: **6' 2 x 5' 4 / 1.88m x 1.63m (approx')** Accessed at half landing level via the communal hallway. Door leads into room having textured ceiling and ceiling light point. Frosted single-glazed window to rear aspect.

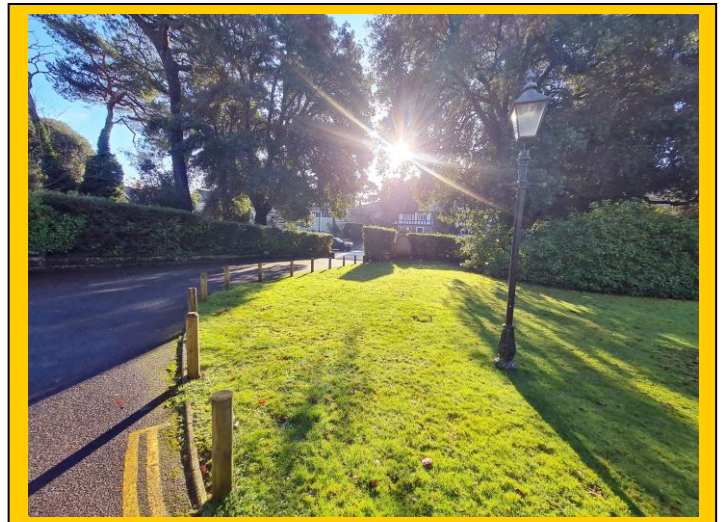
Outside: The property sits in well maintained and well-presented communal gardens laid mainly to lawn with an array of mature and established trees, bushes and shrubs. One allocated off-road parking space with further visitor parking.

Tenure: Leasehold with a share in the freehold

Charges: Maintenance £5,556 per annum (£2,778 per 6-months)

Ground Rent: Nil

Council Tax: Band B





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60 Square Metres
645 Square Feet



Ground Floor



