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Sales, Lettings & Block Management

GROUND FLOOR FLAT

£200,000



Cherry Tree Lodge, 289 Castle Lane West, Bournemouth, BH8 9TG

- **Ground Floor Purpose Built**
- **Two Bedrooms, 49 Sq'M**
- **Open Plan Living**
- **Modern Fitted Kitchen**
- **Modern Bathroom Suite**
- **Allocated Parking**
- **No Forward Chain**

- **Leasehold**
- **111-Year Lease**
- **Maintenance £1,112 Per Annum**
- **Ground Rent £150 p/a**
- **EPC C-Rated**
- **Council Tax Band B**

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.

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Communal entrance leading to stairs and landings, the flat lies on the ground floor.

Entrance Lobby: Plain coved ceiling with recessed down lighting and fitted smoke detector. Audio visual entry phone panel. Single panelled radiator. Central heating thermostat. Storage cupboard which also houses electric meter and consumer unit. Laminate flooring.

Open Plan Kitchen & Lounge / Diner: **17' 4 x 15' 7 / 4.67m x 2.84m (approx').** Plain coved ceiling with recessed down lighting. Three UPVC double-glazed windows to rear aspect. Two double radiators, TV/media and telephone points. Kitchen area having 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 four-burner gas hob and cooker hood over. Space and plumbing for washing machine and space for fridge-freezer. Splash back tiling, laminate flooring and cupboard housing gas central heating combination boiler.

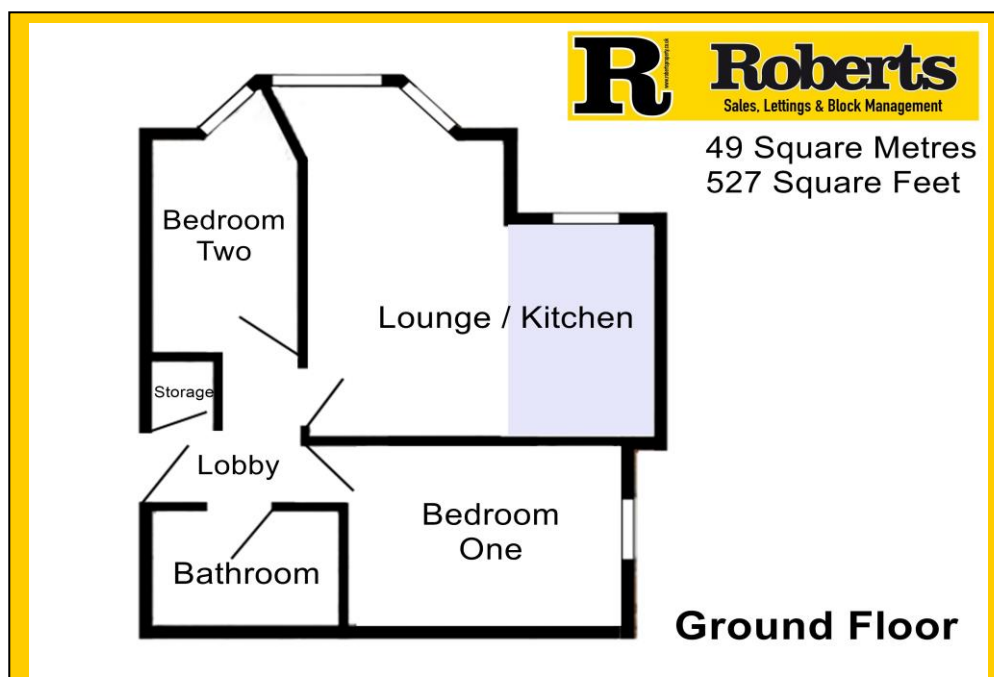
Bedroom One: **12' 2 x 9' 1 / 3.72m x 2.75m (approx').** Plain coved ceiling with ceiling light point and UPVC double-glazed window to side aspect. Single panelled radiator. TV/media and telephone points.

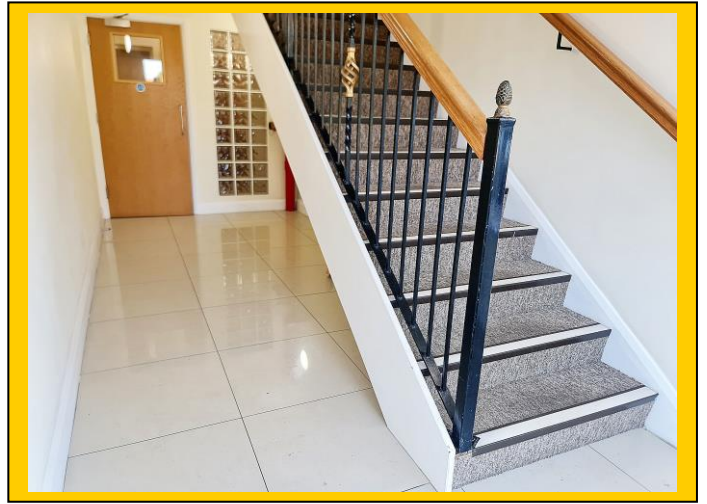
Bedroom Two: **10' 4 x 6' 5 / 3.14m x 1.95m (approx').** Plain coved ceiling with ceiling light point and UPVC double-glazed window to front aspect. Single panelled radiator. TV/media and telephone points.

Bathroom: **8' x 5' 5 / 2.45m x 1.64m (approx').** Plain coved ceiling with recessed down lighting and fitted extractor. Panelled bath fitted shower screen and shower mixer tap. Vanity unit with inset wash hand basin with mixer tap. Low-level WC, tiled walls and tiled flooring. Ladder style heated towel rail and backlit mirror.

Outside: The property sits in well-presented and maintained communal grounds. One allocated parking space. Brick built bin and cycle store. Communal lawned garden with an array of mature and established trees, bushes and shrubs.

Tenure: Leasehold – 111-years remaining.
Charges: Maintenance: £1,112pa
Ground Rent: £150pa Council Tax Band B







EPC
HERE

