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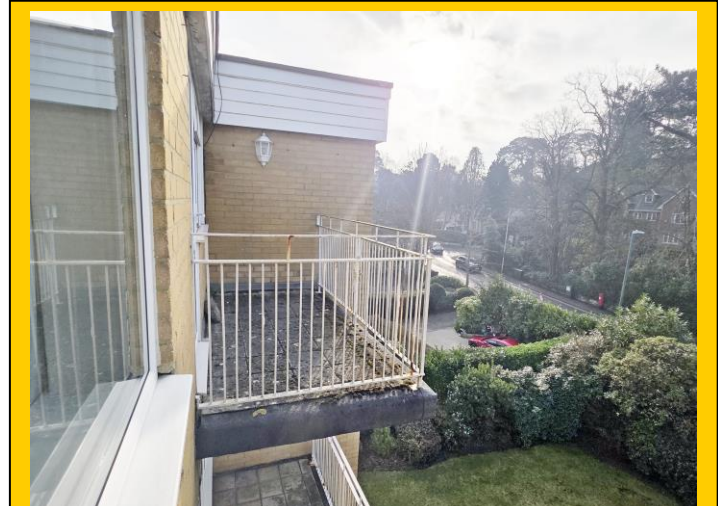
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Roberts

Sales, Lettings & Block Management

PURPOSE BUILT APARTMENT

£250,000



Cheyne Court, 37 Surrey Road, Bournemouth, BH4 9HR

- **Third Floor Lift Served**
- **Three Bedrooms**
- **Southerly Lounge & Balcony**
- **21ft Kitchen/Br'fast Room**
- **Shower Room & Cloakroom**
- **108 Square Metres**
- **Garage Parking**

- **Leasehold**
- **948-Years Remaining**
- **Maintenance £2,000pa**
- **Ground Rent - Nil**
- **EPC E-Rating**
- **Council Tax Band C**
- **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 & bay windows where appropriate.

Cheyne Court, 37 Surrey Road, Bournemouth, BH4 9HR:

Communal entrance leading to stairs, lift & landings, the flat lies on the third floor. Front door leads into:

Entrance Hallway:

Being L-shaped with coved and textured ceiling with two ceiling light points. Night storage heater and security entry phone receiver. Cupboard housing electrics. Airing cupboard housing pre-lagged hot water cylinder tank with shelved storage. Further cloaks and storage cupboard with hanging rail and overhead storage.

Lounge Reception Room & Balcony:

16' 8 x 11' 11 / 5.07m x 3.63m (approx'). Having coved and textured ceiling with ceiling light point. Night storage heater & television point. UPVC double-glazed windows to front aspect. UPVC double-glazed casement door leading to balcony which is to a southerly aspect with wrought iron railings.

Kitchen / Breakfast Room:

21' x 7' 11 / 6.40m x 2.41m (approx'). Having coved and textured ceiling with two ceiling light points. UPVC double-glazed window to front 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 electric hobs and cooker hood over. Space for fridge freezer. Space and plumbing for washing machine and space and connection for dishwasher. Splash back tiling and tiled flooring.

Bedroom One:

15' 11 x 12' 3 / 4.84m x 3.73m (approx'). Coved and textured ceiling with ceiling light point and picture rail. UPVC double-glazed window to front aspect. Fitted wardrobes. Night storage heater.

Bedroom Two:

16' 8 x 9' 11 / 5.07m x 3.02m (approx'). Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to front aspect. Fitted wardrobes and storage. Night storage heater.

Bedroom Three:

9' 2 x 8' / 2.79m x 2.43m (approx'). Having coved and textured ceiling with ceiling light point. UPVC double-glazed window to side aspect. Night storage heater.

Shower Room:

9' 6 x 5' 7 / 2.9m x 1.7m (approx'). Coved and textured ceiling, ceiling light point and extractor fan. Walk-in shower area with wet room tiled floor and electric shower over. Low-level WC and pedestal wash hand basin. Fully tiled walls, electric heater plus blower heater.

Separate Cloakroom:

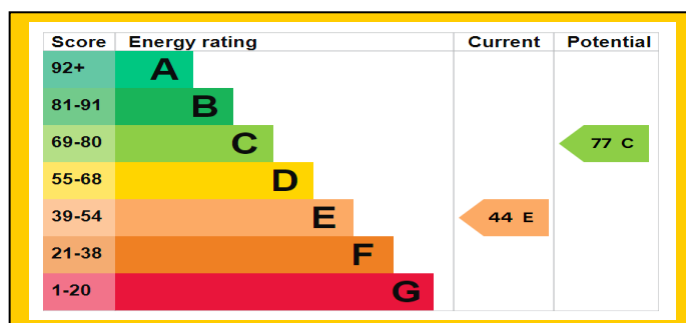
Coved and textured ceiling with ceiling light point. High level frosted UPVC double-glazed window to side aspect. Fully tiled walls, tiled flooring. Low level WC and pedestal wash hand basin.

Outside:

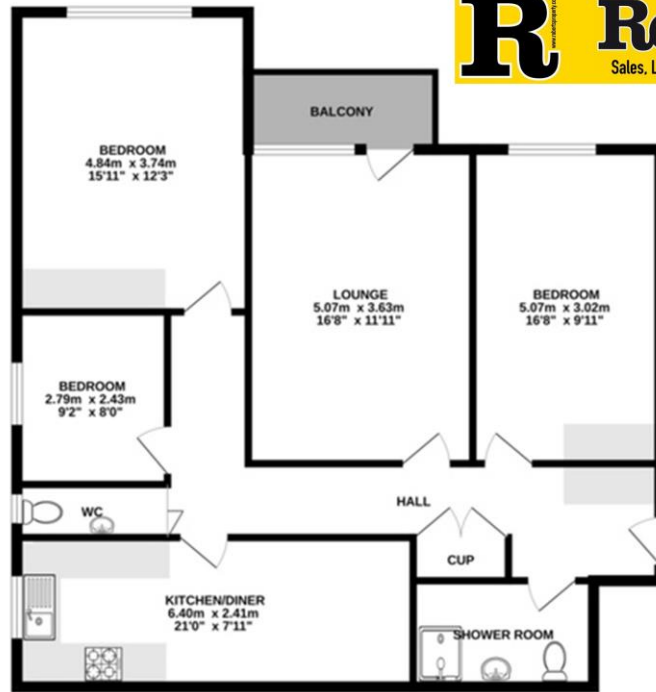
The property sits in well-presented and well-maintained grounds with an array of mature and established trees, bushes and shrubs. **Property benefits from its own garage with electric roller door, power and light.**

Tenure & Charges:

Leasehold. 999-Years from 1973 (948-years remaining)
Ground rent: Nil Maintenance: £2,000 per annum
Council tax band C







Third Floor 108 Square Metres / 1162.5 Square Ft

