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Sales, Lettings & Block Management

GROUND FLOOR PATIO FLAT

£179,000



Kilmarnock Road, Winton, Bournemouth, Dorset, BH9 1NX

- **Ground Floor Purpose Built**
- **One Double Bedroom, 35 Sq'M**
- **Open Plan Living**
- **Modern Fitted Kitchen**
- **Private West Facing Patio**
- **Modern Bathroom Suite**
- **No Forward Chain**

- **Leasehold**
- **108-Year Lease**
- **Maintenance £1,000 Paid 6-Monthly**
- **Ground Rent £200 p/a**
- **EPC C-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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Communal entrance leading to stairs and landings the flat lies on the ground floor.

Entrance Lobby: Plain ceiling with ceiling light point and fitted smoke detector. Entry phone receiver, single panelled radiator and entry phone receiver.

Open Plan Kitchen & Lounge / Diner

Lounge Area: **15' 4 x 9' 4 / 4.67m x 2.84m (approx').**
Plain ceiling with recessed down lighting. UPVC double-glazed double casement doors leading to private patio and communal garden. Double panelled radiator. Television / media point. Access to fitted storage cupboard with electric meter, consumer unit as well as shelved storage.

Kitchen Area: **7' 9 x 6' 8 / 2.36m x 2.03m (approx').**
Plain ceiling with recessed down lighting. UPVC double-glazed frosted window to side 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 stainless steel four-burner gas hob and fitted cooker hood and glass splashback. Space for fridge/freezer and space and plumbing for washing machine. Cupboard housing gas central heating combination boiler (less than 3-years old).

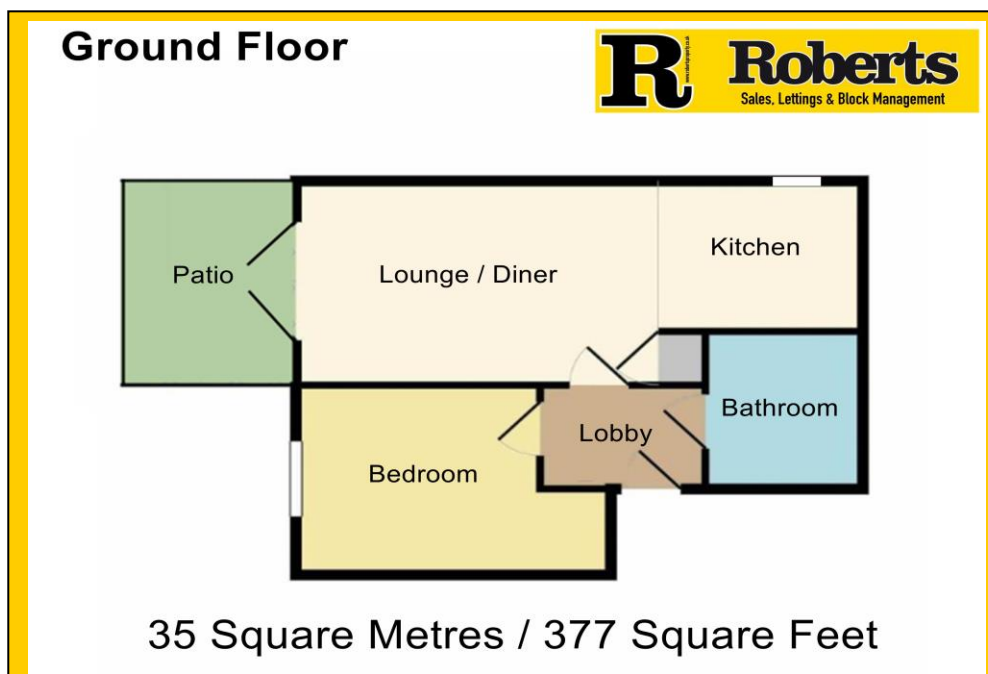
Bedroom: **13' 1 x 8' 8 / 3.99m x 2.64m (approx').** Plain ceiling with ceiling light point and UPVC double-glazed window to rear aspect. Single panelled radiator,

Bathroom: **7' 3 x 6' 7 / 2.21m x 2.01m (approx').** Plain ceiling with recessed down lighting and fitted extractor. Panelled bath with hand rails, fitted shower screen and shower mixer tap. Pedestal wash hand basin with mixer tap. Low-level WC, tiled walls, shaver point and chrome ladder style heated towel rail.

Outside: Private 9ft x 8ft patio leading onto a west facing communal garden laid to lawn with an array of established borders. Brick built communal bicycle & bin stores.

Tenure: **Leasehold – 108-years remaining.**

Charges: **Maintenance paid 6-monthly. Average for the past three payments is £1,037. Includes a sinking fund
Ground Rent: £200pa Council Tax Band A**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

