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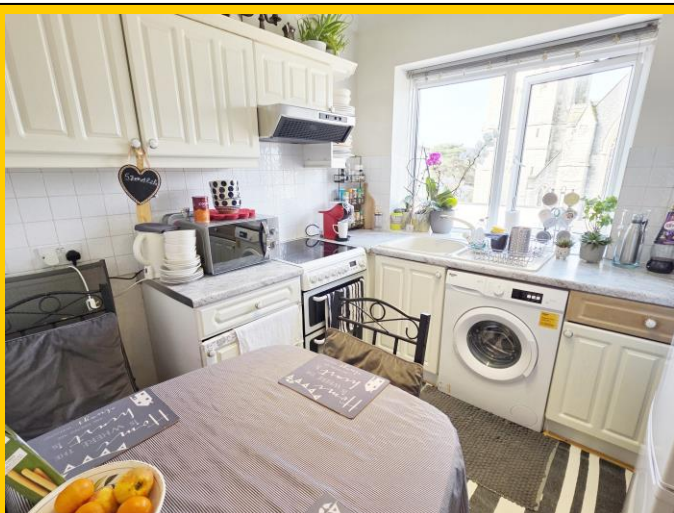
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Roberts

Sales, Lettings & Block Management

SECOND & THIRD FLOOR MAISONETTE

£165,000



Poole Hill Mews, 4 Upper Norwich Road, Bournemouth, BH2 5RA

- **2nd & 3rd Floor Maisonette**
- **55 Square Metres**
- **Two Bedrooms**
- **Dual Aspect Lounge**
- **Kitchen with Space to Dine**
- **Views of St. Michaels Church**
- **Close to Town & Beaches**

- **Share of Freehold**
- **997-Year Lease**
- **Maintenance £1500pa**
- **Ground Rent £Nil**
- **EPC D-Rating**
- **Council Tax Band B**
- **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.

Poole Hill Mews, 4 Upper Norwich Road, Bournemouth, BH2 5RA:

Communal entrance leading to stairs & landings, the flat entrance door lies on the second (top) floor.

**Entrance
Hallway:**

Coved and textured ceiling with railed low level down lighter and mains wired smoke detector. Single panelled radiator, central heating thermostat, telephone point and entry phone. Access to under stair storage and wood laminate flooring.

Lounge / Diner: **16' 3 x 10' 9 / 4.37m x 3.38m (approx')**

A feature dual aspect room having coved and textured ceiling with two ceiling light points. Three UPVC double-glazed windows to side and rear aspects with far reaching views. Double panelled radiator and TV / media point.

Kitchen:

8' 10 x 8' 2 x / 2.69m x 2.49m (approx'). Coved and textured ceiling with railed low-level down lighter. UPVC double-glazed window to side aspect with views of St. Michaels Church. A range of wall & base mounted units with work surfaces over. Single bowl single drainer sink unit. Integrated electric oven with electric hob and cooker hood over. Space & plumbing for washing machine and space for fridge freezer. Wall mounted gas central heating combination boiler.

Bathroom:

7' 10 x 6' 1 / 2.39m x 1.85m (approx')

Having coved and textured ceiling with ceiling light point. Panelled bath with fitted shower screen and shower mixer tap over, low-level WC and pedestal wash hand basin. Fully tiled walls, tiled flooring and chromed heated ladder style towel rail.

Stairs from entrance hallway leading to upper floor

Landing:

At landing level. Coved and textured sloping ceiling with ceiling light point and mains wired smoke detector. 'Velux' window and wood laminate flooring.

Bedroom One:

12' 2 x 11' 7 / 3.71m x 3.53m (approx')

A dual aspect room with sloping ceiling, ceiling light point & two 'Velux' windows. Single panelled radiator and wood laminate flooring.

Bedroom Two:

7' 8 x 6' 9 / 2.34m x 2.06m (approx'). Sloping ceiling with ceiling light point. 'Velux' window, single panelled radiator and wood laminate flooring.

Tenure:

Leasehold (recently extended to 999-years)

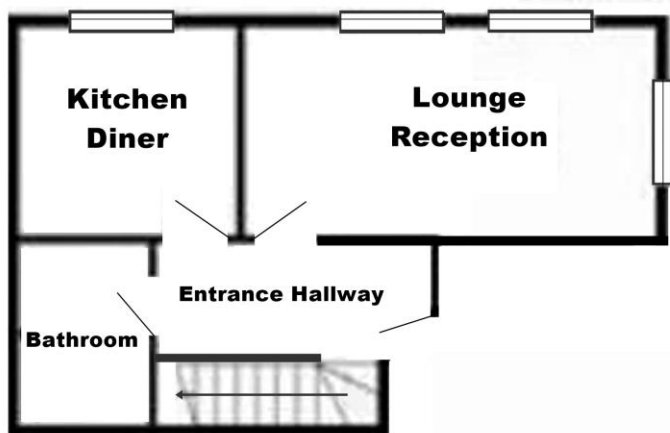
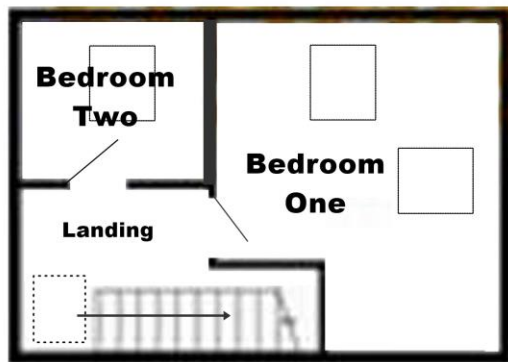
Charges:

£1,500 per annum (approx')

Ground Rent:

Nil **Council Tax:** Band B





R **Roberts**
Sales, Lettings & Block Management

Second & Third Floor
Maisonette

55 Square Metres
592 Square Feet

