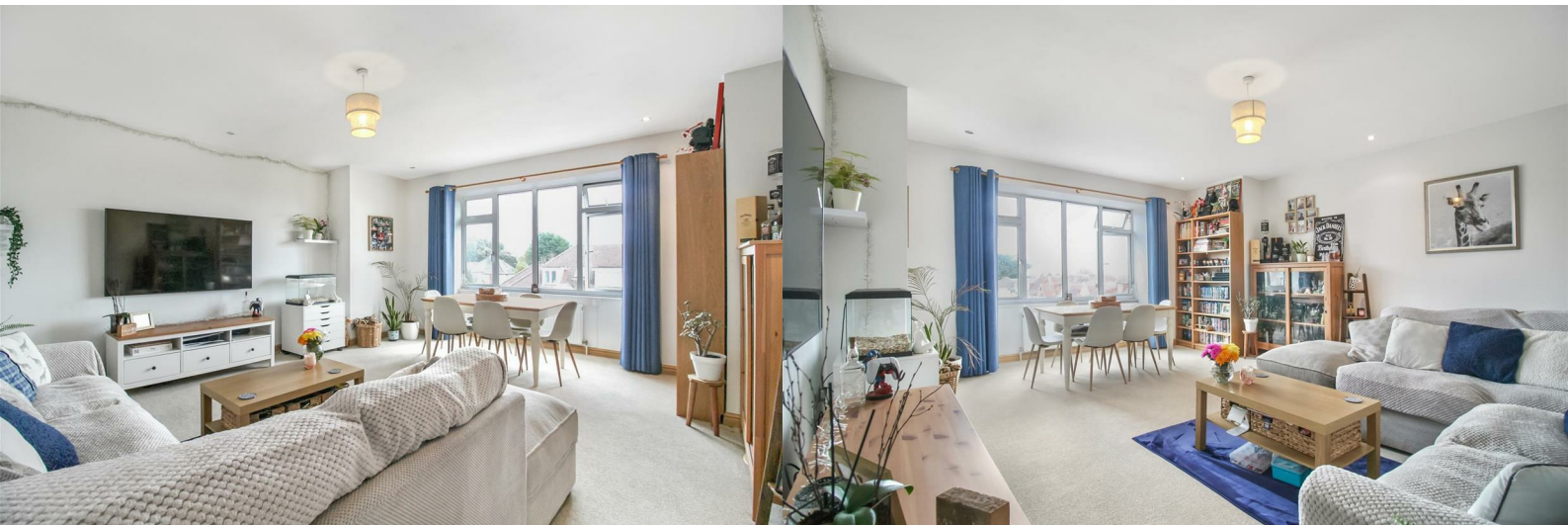




Flat 6 Brightways, 7 Queens Park Gardens

, Bournemouth, BH8 9BN

Guide price £235,000



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Located in Queens Park Gardens is this well presented and spacious two double bedroom, two bathroom second floor flat. Entry to the converted block is accessed via a secure intercom system which leads you in to the communal hallway. Stairs lead to all floors. Upon entry to the apartment is an entrance hall with doors leading to all rooms. There is a storage cupboard located in the hallway. The lounge/diner overlooks the front aspect with space for sofas and a dining room table and chairs. The kitchen has a range of wall and base units with work surface over and benefits from an integrated oven, hob and extractor fan and fridge/freezer. There is also space for a washing machine and dishwasher. There are two double bedrooms. The master bedroom benefits from an en-suite shower room. The en-suite benefits from tiled walls, a corner shower cubicle, WC, bidet, wash hand basin and towel rail. The bathroom benefits from tiled walls, a bath, wash hand basin, WC and towel rail.

The property is ideal for first time buyers or investors.

Further benefits to the property include a communal garden, allocated off road parking space UPVC double glazing and gas central heating.

Tenure: Leasehold
Lease remaining: 91 years
Service charge is approx. £630 per annum.
Ground rent is £175 per annum.
Building Insurance - £388.44 per annum.
Council Tax Band: D

The property is located close to Queens Park golf

course and Charminster high street with local shops, takeaways and pubs. Local transport links including bus routes are close by. Bournemouth airport and train station are a short drive away as is Bournemouth town centre and beaches.

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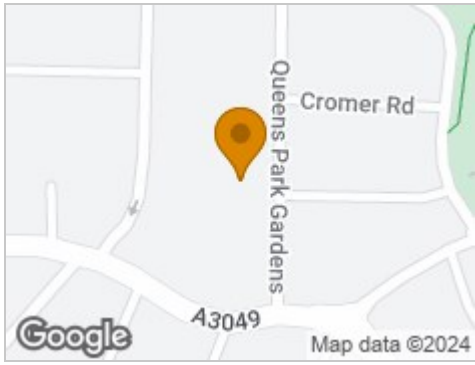
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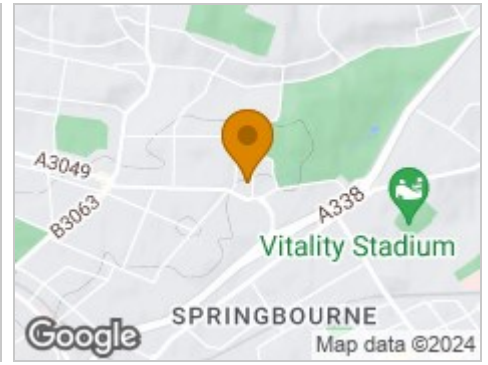
Road Map



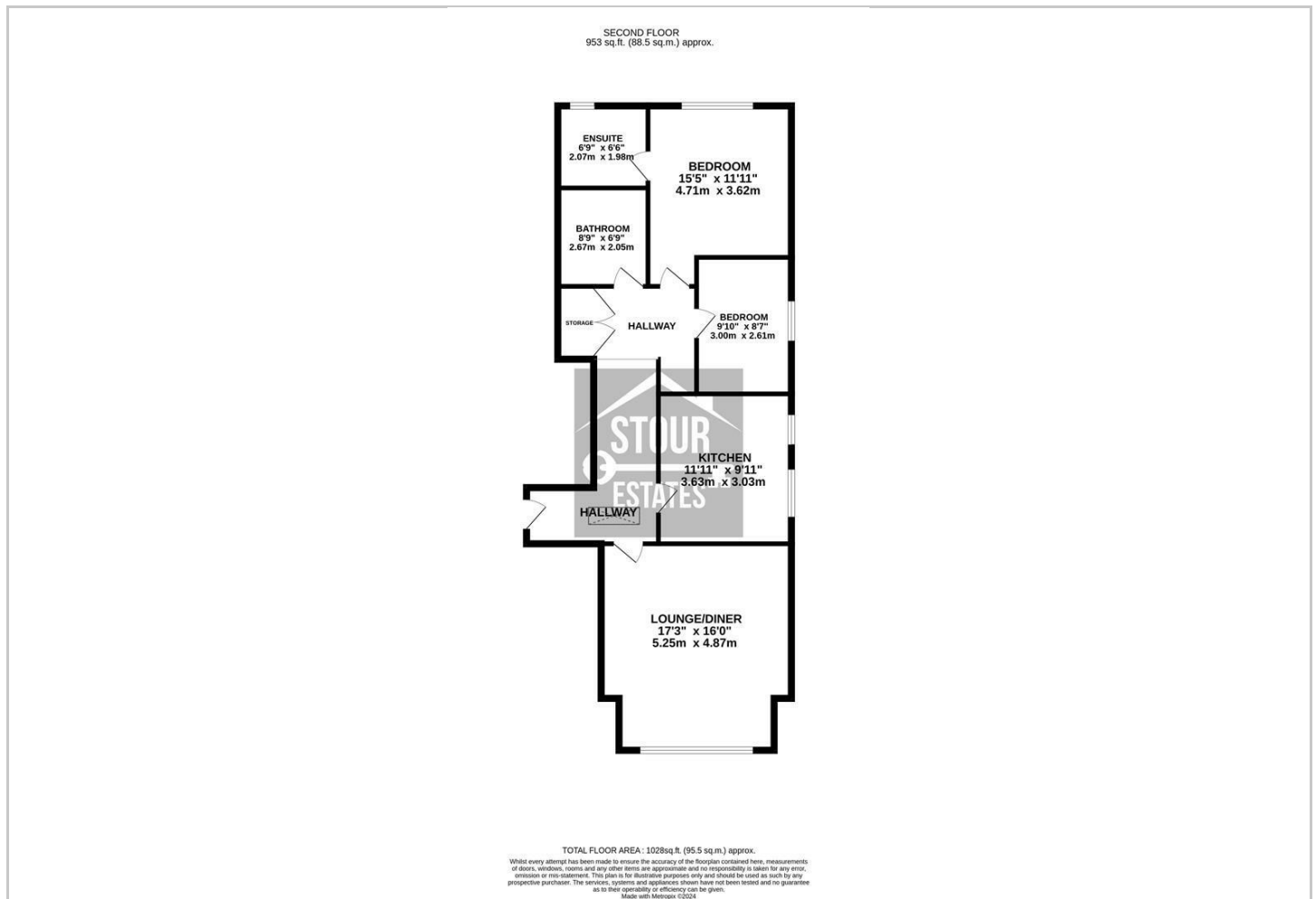
Hybrid Map



Terrain Map



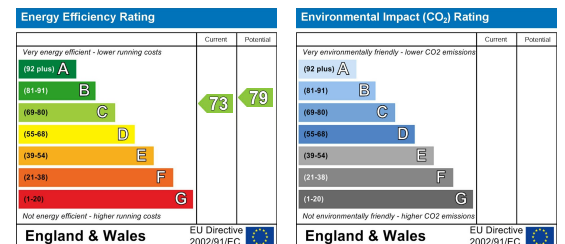
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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