



**Connells**

Feversham Avenue  
Bournemouth





## Property Description

Modern Maisonette Apartment within reach of Amenities and JP Morgan.

Located in the popular Feversham Avenue, Queens Park, BH8 within a short walk from Castlepoint Shopping Centre & Queens Park Golf Course.

Beautifully presented whilst offering spacious living throughout. With a private entrance to the front and rear.

The ground floor benefits from a spacious lounge leading to a fully fitted Kitchen and dining area with integrated appliances, utility room & double doors allowing access to a sunny secluded balcony with stairs to garden. Cloakroom off the hallway by front door & storage cupboard in the lounge.

The lower ground floor consists of TWO DOUBLE BEDROOMS with quality Hammond fitted furniture in both & En suite shower to master plus doubles doors opening onto rear garden, family bathroom suite and under stairs storage..

Further benefits include gas central heating, UPVC double glazing & professional fitted shutters in lounge and master bedroom.

Outside provides a stylish landscaped private rear garden with patio & artificial turf lawn, plus garden shed and two storage units and a spiral staircase leading to balcony. The rear of the garden provides access to TWO ALLOCATED PARKING SPACES within secure electric gated carpark.

Situated within close proximity of Bournemouth Hospital, Littledown Leisure Centre plus all other amenities and easy reach to Bournemouth Town Centre, Train/Bus Station & Award Winning Beaches making this an ideal residential home.

## Agents Notes

Lease: 189 years fro 15 December 2001

Current Annual Service Charge: £1200.00

Current Annual Building Insurance: £497.71

## Entrance Hall

## Cloakroom

Tiled flooring with low level WC, hand wash basin with tiled splashback and radiator.

## Lounge

21' 6" x 12' 2" ( 6.55m x 3.71m )

Wooden laminated flooring with front aspect double glazed bay window with shutters,TV point, radiator and large storage cupboard housing the electric box.

## Kitchen/Diner

16' 2" x 9' 8" ( 4.93m x 2.95m )

Tiled flooring and part tiled walls with a range of wall and base units with undercounter lighting, 5 ring range cooker with extractor fan and hood over and splashback, integrated fridge/freezer and dishwasher, space for dining room table and rear aspect double glazed window and double doors to balcony and garden.

## Utility

7' 6" x 3' 3" ( 2.29m x 0.99m )

A range of wall and base units and wall mounted combi boiler and space for a washing machine and tumble dryer.

## Bedroom One

18' 8" x 10' ( 5.69m x 3.05m )

Wooden laminated flooring, a range of built in hammond wardrobes and draws, radiator and rear aspect double glazed double doors to rear garden.

## En Suite

Part tiled walls with low level WC, hand wash basin with mixer tap and mirrored vanity cupboard over, additional wall mounted storage cupboard and fully tiled shower cubical with glass sliding shower doors and radiator.

## Bedroom Two

15' 2" x 8' 9" ( 4.62m x 2.67m )

Wooden laminated flooring, a range of built in hammond furniture including wardrobes, bookcase, desk, filing cabinet, bed side cabinets, rear aspect double glazed window and radiator.

## Bathroom

Tiled flooring and fully tiled walls with low level WC, hand wash basin with mixer tap and mirrored vanity unit over, panel bath with middle mixer tap and shower over with glass shower screen and radiator.

## Rear Garden

Upper balcony with spiral stairs down to part patio, mainly laid to lawn with artificial grass with flower borders and a range of mature bushes, garden shed and two storage boxes and footpath leading to the car park with 2 allocated spaces.



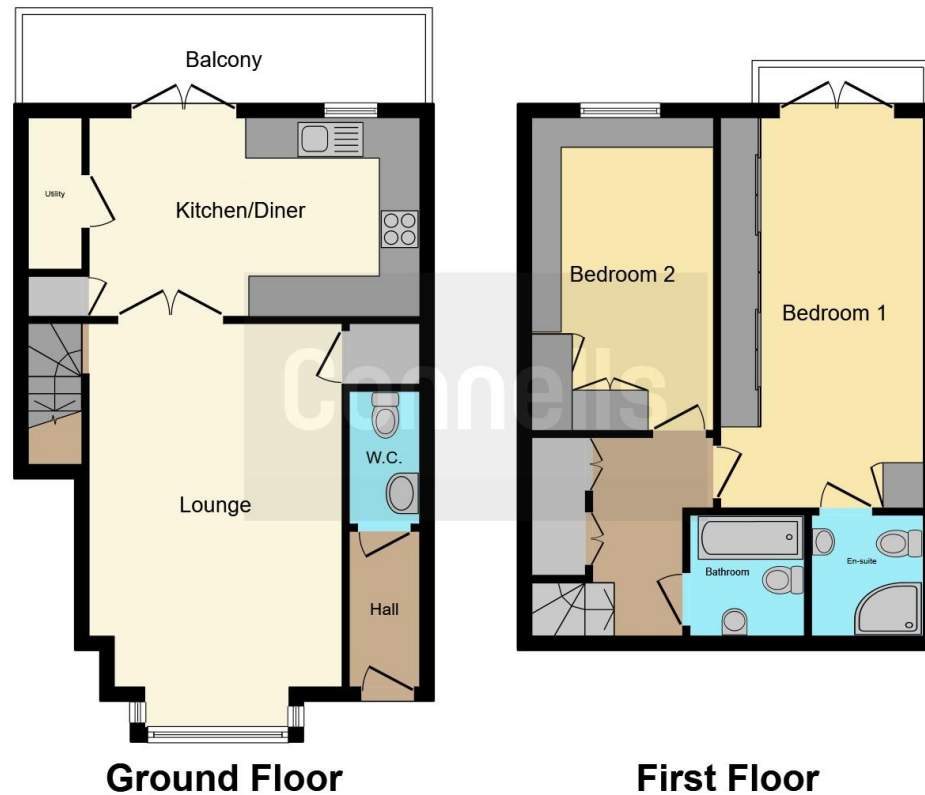












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37 Victoria Road  
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EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 1200.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN307423](http://connells.co.uk/Property/WIN307423)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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