

FREEHOLD



Retirement Property (EPC Rating: C)

**FLAT 118, PARK VIEW COURT, QUEENS  
PARK WEST DRIVE, BOURNEMOUTH,**

**£97,000**



# 1 Bedroom Retirement Property located in Bournemouth

A fantastic opportunity to acquire this ground floor, leasehold, garden apartment with access from the lounge onto the stunning communal landscaped gardens benefiting from a selection of mature shrub borders and trees along with communal seating areas. Park View Court was constructed by McCarthy & Stone Developments Ltd in 1988 and comprises of 61 units on 4 floors all served by a lift. There is a house manager during the hours of 9.00am - 5.00pm and in case of an 'out of hours' emergency all flats have an Appello call system. laundry room that comprises of 4 washing machines and 3 tumble driers. Park View Court has a super communal lounge with ample seating, television and views over Queens Park. There is also a guest room with en-suite, subject to availability. There is a covered charging area for scooters and residents car parking is subject to availability. It is a condition of purchase that residents must be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years. A fantastic additional feature is the fully accessible adjoining restaurant of the Queensmount Rest Home where you can enjoy meals for you and your guests, a cream tea or just a snack. Delivery is even available, to your flat, should you wish or need it. Service charges every 6 months are circa £1,648.74 with the ground rent for the same period being £303.38. This is a much sought after and established, well run, retirement development. The apartment has been updated with stunning new kitchen, shower room and replacement Upvc window and doors.

## ENTRANCE HALLWAY

Textured ceiling, doors leading to accommodation.

## LOUNGE

14'9" x 11'5"

Modern night storage heaters, textured ceiling, coving, door leading to the large storage cupboard, opening to the kitchen, Upvc door offering direct access to the communal garden and patio areas, wall lights, feature fireplace with marble effect interior and hearth.

## KITCHEN

7'3" x 5'10"

A well appointed kitchen with a selection of wall and floor mounted units in wash finish with spaces for a small choice of white goods. The kitchen is dated and would benefit from some updating.

## BATHROOM

6'6" x 5'10"

Bath with independent taps, low level WC, hand basin, wall heater, emergency 24 hour pull cord. The bathroom would benefit from updating.

## BEDROOM

A generous size bedroom with fitted furniture, textured ceiling, heater, Upvc window to rear garden area.

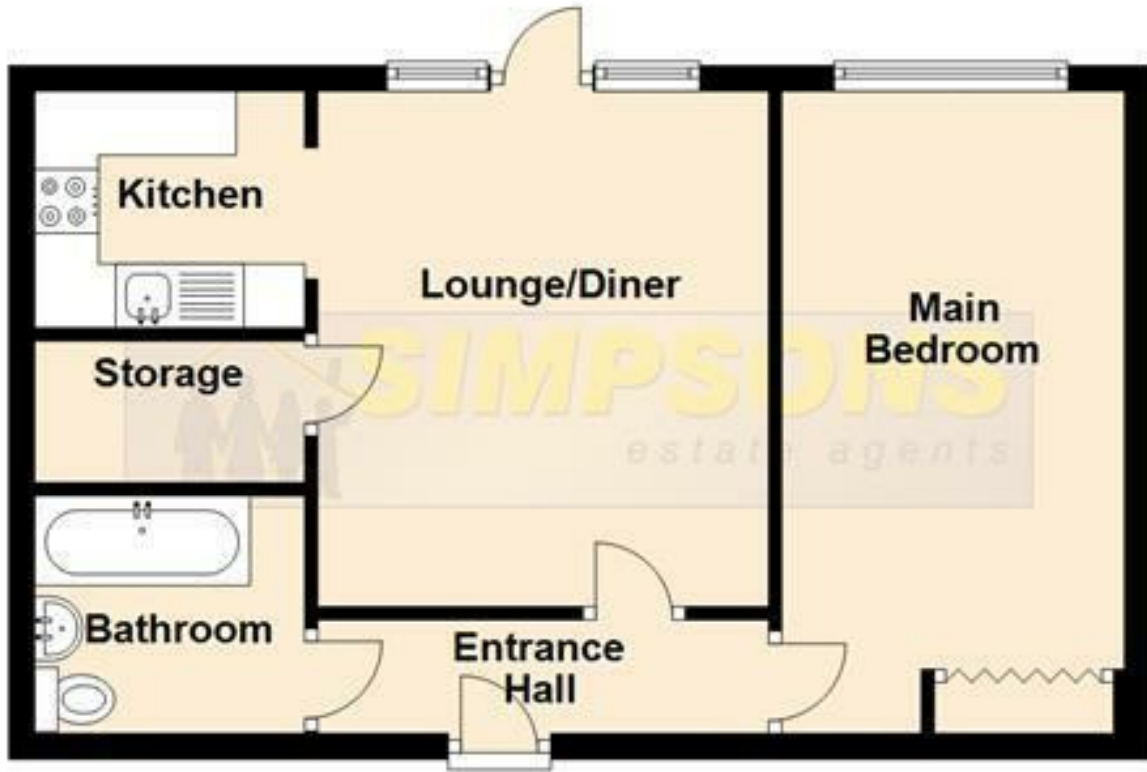
## OUTSIDE SPACE

The property has the most wonderful gardens to be enjoyed by all residents, parking is available subject to T&Cs. The added advantage of this flat is having its own private patio with a small area of flower beds.





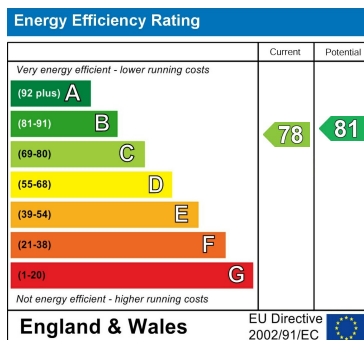
## Ground Floor



To be used as a guide only.  
Plan produced using PlanUp.

Council Tax Band

Energy Performance Graph



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