

FREEHOLD



Retirement Property (EPC Rating: C)

**FLAT 40, 18, PARK VIEW COURT QUEENS  
PARK WEST DRIVE, BOURNEMOUTH, BH8**

**£88,000**



# 1 Bedroom Retirement Property located in Bournemouth

A fantastic opportunity to acquire this first floor, leasehold apartment with 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

Textured ceiling, doors leading to accommodation, door into the large storage cupboard housing the hot water tank.

## WETROOM

6'6" x 5'2"

A perfect addition to this flat is the most useful wet room with fully tiled walls, heated towel rail, sink with vanity storage, low level WC, tiled effect flooring.

## BEDROOM

12'1" x 8'6"

A generous size bedroom with fitted furniture and wardrobe, textured ceiling, heater, Upvc window to rear aspect looking over the wonderful gardens.

## KITCHEN

7'2" x 5'2"

A dated but well appointed kitchen with a selection of wall and floor units in a wood finish with stone effect work tops, stainless steel sink and spaces for a selection white goods

## LOUNGE

15'5" x 10'5"

Textured ceiling, coving, door leading to the large storage cupboard, opening to the kitchen, feature fireplace with marble effect interior and hearth, storage heater, Upvc window the rear aspect over looking the gardens.

## 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

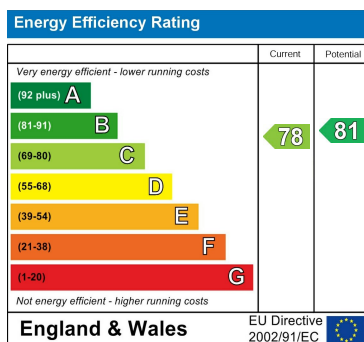


To be used as a guide only  
Plan produced using PlanUp

Council Tax Band

**C**

Energy Performance Graph



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