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ESTATE AND LETTING AGENTS

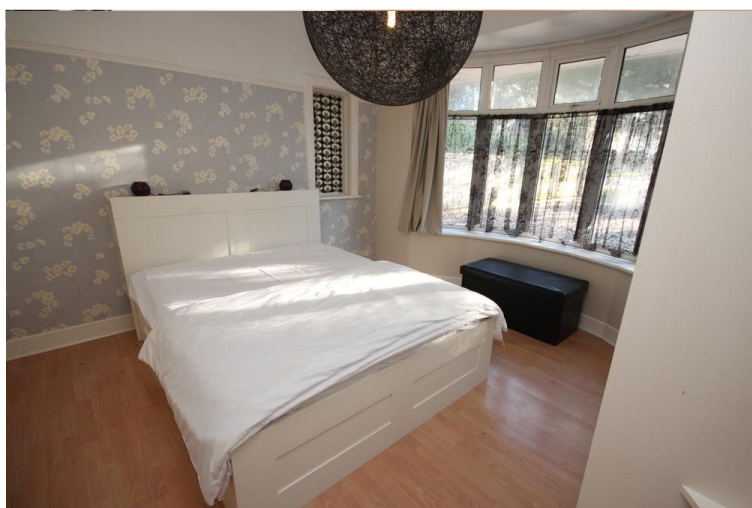
**Queens Park Avenue, Bournemouth**

- TWO DOUBLE BEDROOM MAISONETTE
- OFF ROAD PARKING FOR TWO CARS
- PRIVATE GARDEN
- ACCOMMODATION OVER TWO FLOORS

**£235,000**

EPC Rating '70'





## Property Description

### DESCRIPTION

Two double bedroom maisonette situated on Queens Park Avenue, Bournemouth. Benefits include vacant possession, parking for two cars, share of freehold, private garden (in need of landscaping). Ideal first time purchase or buy to let.

Measurements can be found on the floorplan.

The accommodation comprises, lounge/diner with large bay window offering plenty of natural light, large storage cupboard, open plan kitchen with appliances to include washing machine, dishwasher, oven and fridge/freezer.

On the ground floor there is also a generous size double bedroom with a large bay window, fitted wardrobe and under stairs storage cupboard. A further bedroom, bathroom and storage cupboard are located on the first floor.



The parking area is located at the front of the property and is large enough to park two cars. The section of enclosed rear garden is a generous size but requires clearing and landscaping, there is plenty of room for a shed or summerhouse.

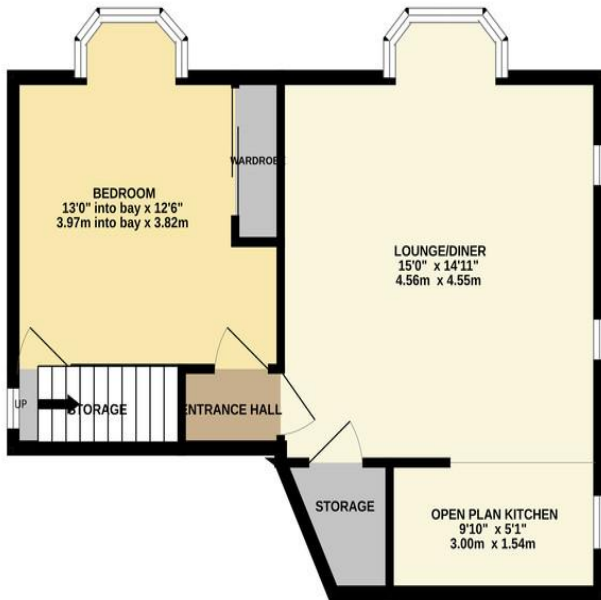
Tenure - share of freehold with a lease term of 999 years from 25 March 1993.

Maintenance charges - Approximately £183 per month.

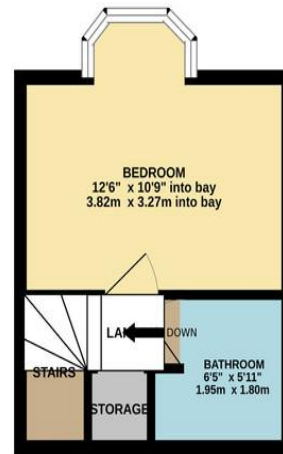
The property is offered with no forward chain.



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA: 686 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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