



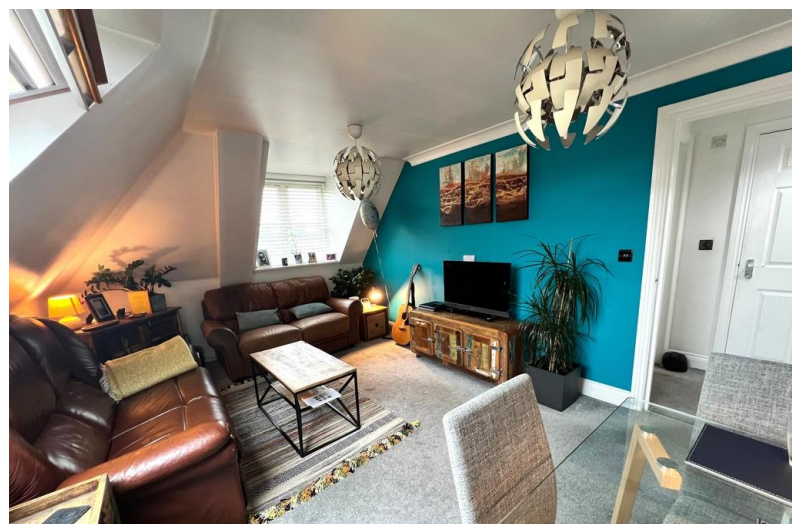
Q | Quinn & Co
ESTATE AND LETTING AGENTS

St. Albans Road, Bournemouth

- Three double bedroom top floor flat
- Modern ensuite + shower room
- Fitted kitchen
- Allocated parking space

£250,000

EPC Rating 'D'





Property Description

An excellent opportunity to purchase a three bedroom, purpose-built apartment, in the prestigious Queens Park locality. The property benefits from en-suite to the master bedroom, spacious lounge/diner, fitted kitchen, allocated parking, and lease of 104 years.

Comprising of 6 purpose-built flats, Heron Court is a well-appointed block, with good provision for visitors parking, four spaces in total, in addition to the allocated space per apartment. It is within easy reach of local shops, facilities, regular bus routes, and Queens Park Golf Club, five minutes walk to a large local park and within easy reach of the beaches and restaurants.



Entrance Hall

The entrance hall has a telephone entry system allowing you to buzz in visitors. A floor to ceiling shelved linen cupboard (also housing electric fuse board which was updated in 2020) provides useful storage and a loft hatch gives access to a loft space.

Living/Dining Room

The dual aspect living room/dining room has a double glazed window to front aspect and a large Velux roof window making this a bright and airy space.

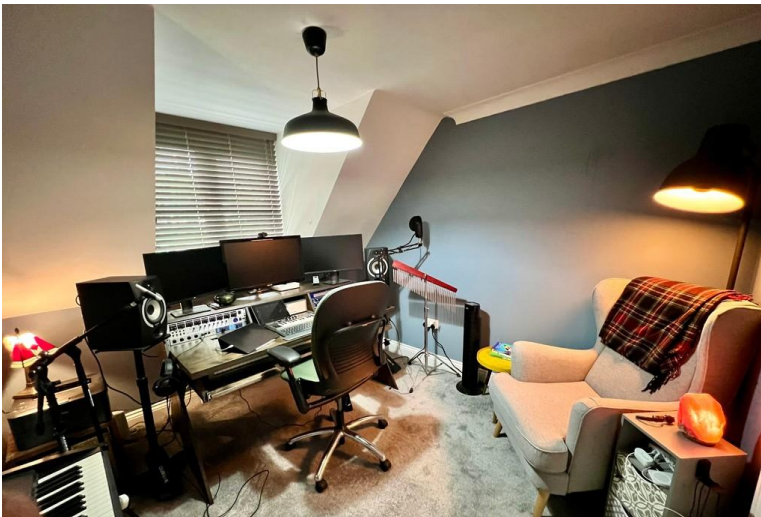


Kitchen

The spacious kitchen has a range of wall mounted kitchen units. Roll edge work surface with tiled splash backs. Inset stainless steel sink with mixer tap over. Fitted electric oven, inset four burner gas hob with cooker hood over. Recess for washing machine. Integrated dishwasher and fridge/freezer. Concealed Worcester gas combination boiler. Double glazed window to side aspect.

Bedroom One

The master bedroom suite has a fitted double wardrobe with matching chests of drawers and space in the entrance for a dressing table. A door leads to the en-suite shower room. Double glazed window to rear aspect.



En-suite Shower Room

Modern shower suite has a mains shower and co-ordinating tiled splash backs. There is a chrome ladder style radiator, tiled floor and a ceiling mounted extractor fan.

Bedroom Two

The spacious second bedroom has room for a double bed and also has two fitted double wardrobes. Double glazed window to front aspect.

Bedroom Three

The third bedroom also provides space for a double bed with a recess suitable for built in wardrobe. Double glazed window to rear aspect.





Shower Room

Modern shower suite having a mains shower, fitted shower screen and tiled splash backs. There is also a chrome ladder style radiator, tiled floor and a ceiling mounted extractor fan.

Allocated Parking

The property is approached by communal driveway access with a parking area at the rear where a space is allocated to this property.

Visitor Parking

In addition to the allocated parking space, there are four further visitor parking spaces for use by the block. This is a very rare occurrence, particularly in the Bournemouth area and a huge bonus for any potential purchaser of this property.

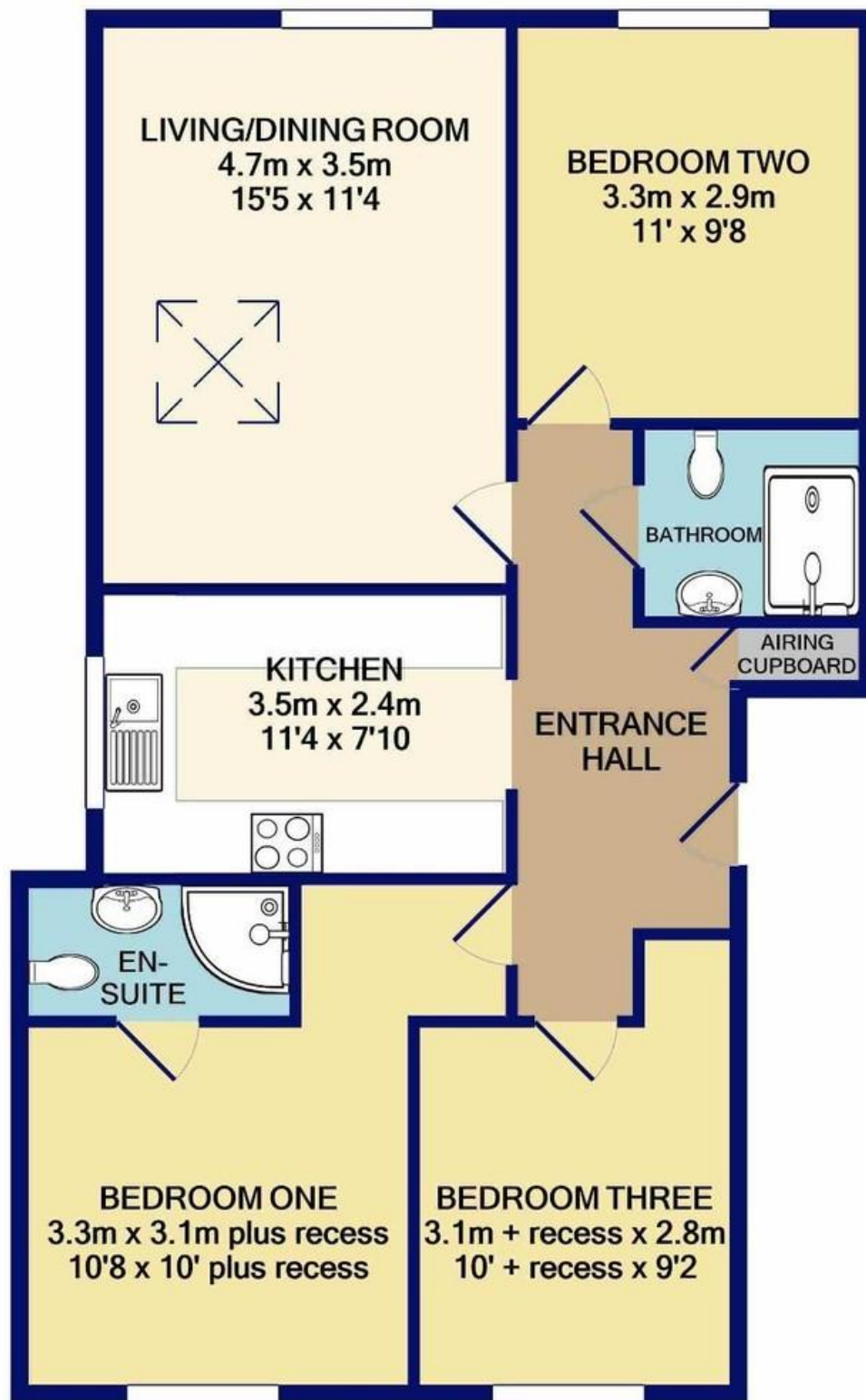
Lease Information

Leasehold – 125 years from June 2004 – approximately 104 years remaining.

Ground Rent - £350 per year.

The property is managed under a Right To Manage Agreement meaning the service charges are generally lower than similar properties locally at approximately £886.00 per year





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