



Q | Quinn & Co
ESTATE AND LETTING AGENTS

Queens Park Gardens, Bournemouth

- Two double bedrooms
- Top floor flat
- Two bathrooms
- Allocated parking space

£235,000

EPC Rating 'C'





Property Description

Spacious, well presented & bright top floor flat located in Queens Park, Bournemouth, just a short walk to the Golf Course and easy access to the spur road.

Upon entry to the apartment is an entrance hall with doors leading to all rooms. There is a storage cupboard located in the hallway. The lounge/diner overlooks the front aspect with space for sofas and a dining room table and chairs. The kitchen has a range of wall and base units with work surface over and benefits from an integrated oven, hob and extractor fan and fridge/freezer. There is also space for a washing machine and dishwasher. There are two double bedrooms. The master bedroom benefits from an en-suite shower room. The en-suite benefits from tiled walls, a corner shower cubicle, WC, bidet, wash hand basin and towel rail. The bathroom benefits from tiled walls, a bath, wash hand basin, WC and towel rail.



Benefits include uPVC double glazing, gas central heating via a combi boiler, secure intercom system and allocated parking space.

Tenure: Leasehold

Lease remaining: 91 years

Service charge is approx. £515 per annum.

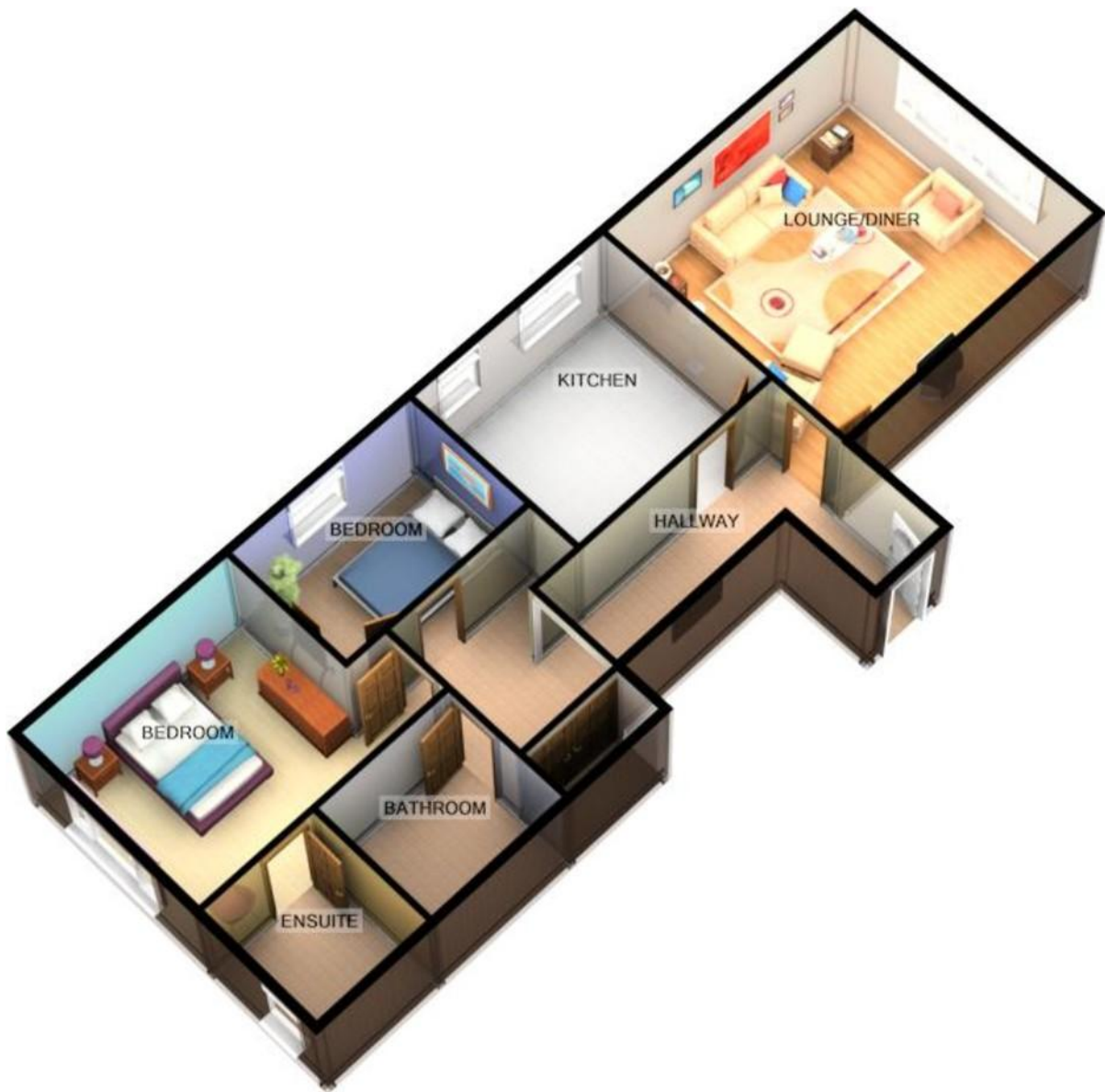
Ground rent is £175 per annum.

Building Insurance - £389 per annum.

Council Tax Band: D







TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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