



Queens Park West Drive, Bournemouth

- Ground floor retirement flat
- Access from the lounge to private patio
- Great location
- Access to restaurant

£99,950

EPC Rating 'TBC'





Property Description

A fantastic opportunity to acquire a ground floor leasehold apartment with a private patio, landscaped communal 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 benefits from a lounge/diner with direct access to a private patio, kitchen, double bedroom with fitted wardrobe, modern shower room and storage cupboard.





Kitchen
5'4" x 7'5"
1.63 x 2.27 m

Living Room
17'4" x 10'7"
5.29 x 3.25 m

Bedroom
15'5" x 8'7"
4.71 x 2.63 m

Bathroom
6'8" x 5'3"
2.03 x 1.62 m

Approximate total area⁽¹⁾
453.12 ft²
42.10 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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