



QQuinn & Co
ESTATE AND LETTING AGENTS

Beechwood Avenue, Bournemouth

- Ground floor flat
- Allocated parking
- Central heating
- Character conversion

£197,500

EPC Rating 'C'





Property Description

Well presented character ground floor one bedroom flat being within close proximity of Shelley Park with it's fabulous tree lined walks to the cliff top and beach, whilst also being within a short distance of the popular Southbourne shopping parade, offering many specialist shops as well as renowned restaurants, bars and cafes giving a vibrant local atmosphere.

This wonderful character apartment benefits from its own private entrance in this beautifully impressive Edwardian conversion of only seven apartments, and the internal accommodation is offered for sale in excellent condition throughout.

The accommodation comprises: Spacious hallway, lounge with bay window, bedroom with fitted wardrobes, kitchen and bathroom.

The property also benefits from an allocated off-road parking space.





The seller has informed us of the following.

Leasehold.

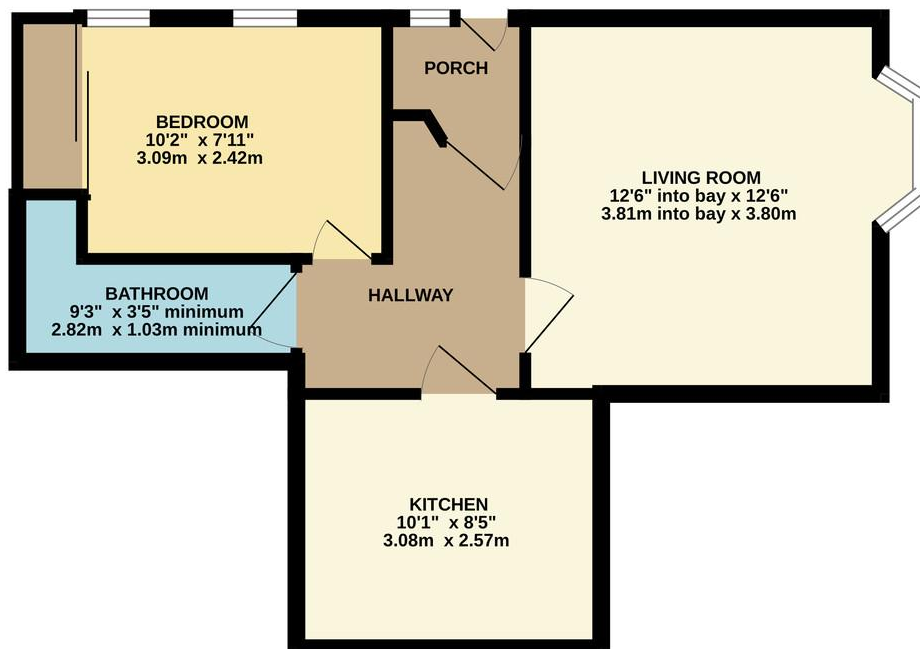
125-year lease from 29/09/2006.

The ground rent is £200 per year payable 24th September annually.

The maintenance charge is reviewed annually and £840 is payable 6 monthly with a payment on 25th March and 24th September each year, total annual cost - £1680.

Council tax - Band A.

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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