



**Q** Quinn & Co  
ESTATE AND LETTING AGENTS

**Parkwood Road, Bournemouth**

- One double bedroom maisonette
- Own private entrance + staircase
- Located just off the High Street in Southbourne
- Gas central heating

**Asking Price Of £165,000**  
EPC Rating 'D'







## Property Description

A one-bedroom first-floor maisonette located in the heart of Southbourne, just moments from the vibrant high street with its wide array of shops, cafés, restaurants, and bars.

Offered to the market with no forward chain, this well-presented property benefits from its own private entrance, with stairs leading to the spacious first-floor accommodation.

Inside, you'll find a generous double bedroom featuring an attractive bay window, a large bathroom, and a lounge with an opening through to the kitchen. Additional advantages include access to loft space and gas central heating.





The property is offered with:

Service charge: Approximately £693 per year.

Building insurance - Approximately £265 per year.

Ground rent: £25 per year.

Lease term: 125 years from April 2017.

This property presents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home in a highly popular location.

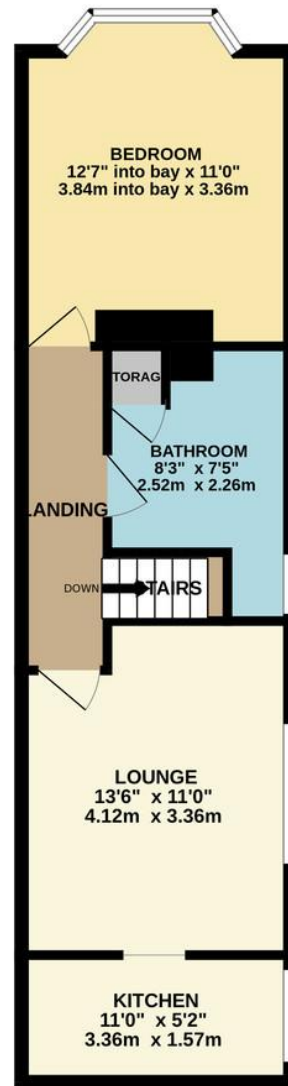




GROUND FLOOR  
27 sq.ft. (2.5 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 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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413-415 Charminster  
Road  
Bournemouth  
Dorset  
BH8 9QT

[www.quinnandco.co.uk](http://www.quinnandco.co.uk)  
[sales@quinnandco.co.uk](mailto:sales@quinnandco.co.uk)  
01202 512299

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