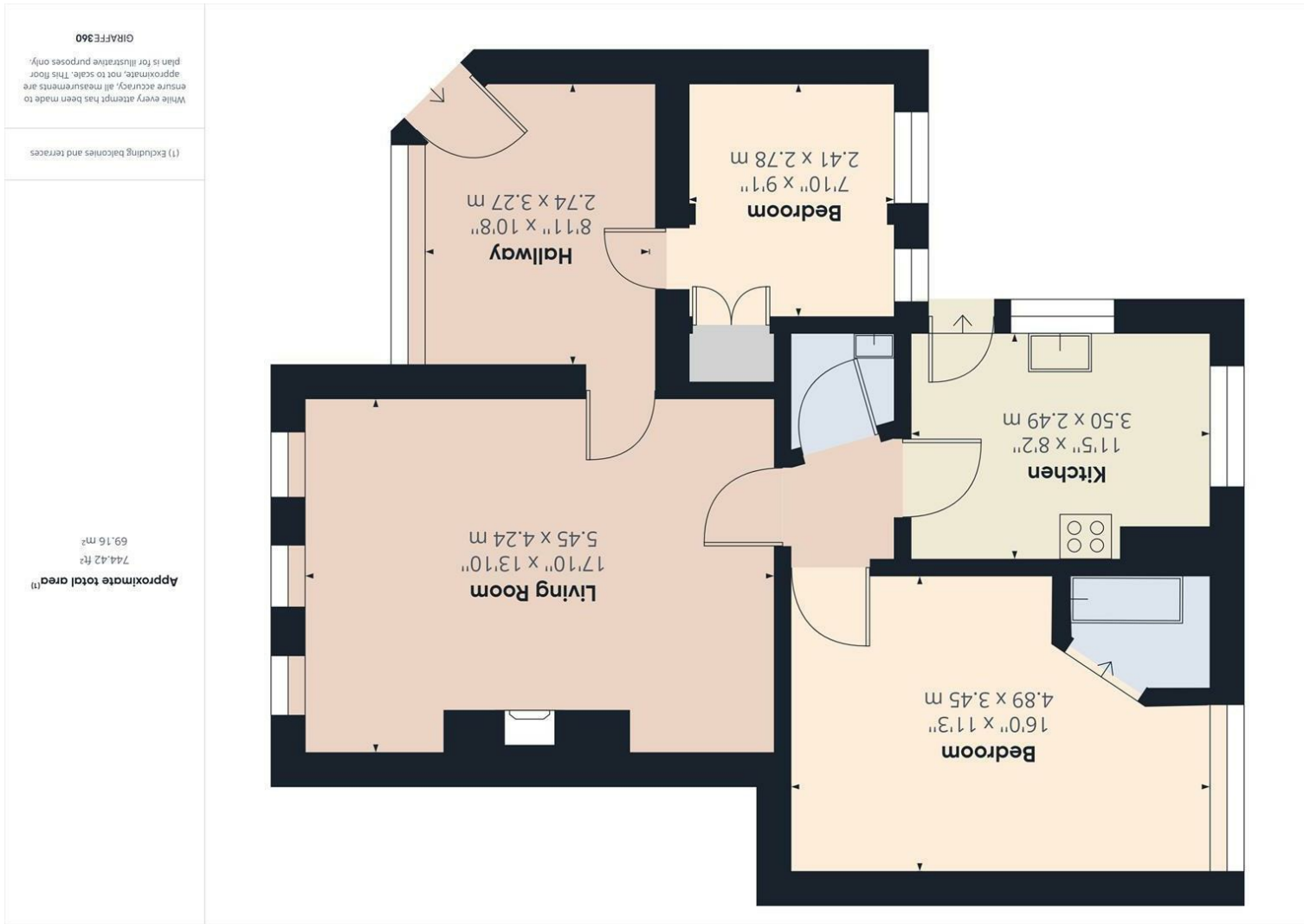


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
 Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



FLOOR PLAN



Flat 1 41 Queens Park Avenue
Bournemouth, BH8 9LH, £280,000

MAIN FEATURES

- Own Private Entrance
- Share Of The Freehold
- Garage and Parking
- Communal Gardens
- Two Double Bedrooms
- Character Features
- Modern Fitted Kitchen.
- Holiday Lets Permitted
- Pets Permitted
- Well Presented

Area

Queens Park is a popular green and tree-lined location centred around the 18 hole Queens Park Golf Course , a great attraction for golf lovers. Surrounding the course are acres of open ground ideal for walkers and joggers. Located on the edge of the park is 'castle style' children's play area and a large duck pond. As well as The Terrace Bar at the clubhouse, there are lovely local cafes for coffee and cake. Local shops are nearby and many more in the surrounding area together with an array of multi cultural restaurants and bars, something to suit every palate! Bournemouth town centre is less than four miles away with a wide choice of shops and eateries as well as miles of award winning sandy beaches. Castlepoint Shopping Centre offering a large selection of major retailers is less than two miles away. Bournemouth train station with a direct link to London Waterloo is just over 2 miles distance.



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Main description

A well presented, spacious two bedroom ground floor apartment situated in the popular area of Queens Park.

A former Gentleman's Residence, this large character building is set back from the road on a secluded plot. Being one of five flats this ground floor apartment has the added benefit of a private entrance into a large hallway and a second private entrance direct to the kitchen.

Accommodation comprises a large and welcoming entrance hall, spacious lounge with many character features and views over the front grounds, a good size fitted kitchen which has a range of floor and eye level units in a modern grey colour with complimenting marble effect work surfaces and splashbacks, integrated appliances including a fridge/freezer and built-in oven and hob. There are two double bedrooms, separate W.C. and en-suite bathroom to bedroom one.

There is easy access from this property to the well maintained communal gardens to the front and this flat has the added benefit of a garage located to the rear of the building.

Tenure

Tenure: Share of Freehold, underlying lease of 999 years from January 2018
 Service Charge £78 per month.
 Holiday lets permitted
 Pets are permitted

£280,000

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
	71
51	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

