

BELVOIR!

Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

Queens Park West Drive, Bournemouth, Dorset BH8 9BY



Guide Price £290,000 Leasehold - Share of Freehold

Call: 01202 430 108

belvoir.co.uk

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A purpose built TWO/THREE DOUBLE BEDROOM SECOND/TOP FLOOR FLAT with SHARE of FREEHOLD and BALCONY looking over to the QUEENS PARK GOLF COURSE. It has a LIVING/DINING ROOM, MODERN FITTED KITCHEN, FULLY TILED SHOWER ROOM, SEPARATE WC, GARAGE and PARKING.

PURPOSE BUILT SECOND/TOP FLOOR FLAT * SHARE OF FREEHOLD * REMAINDER OF A 999 YEAR LEASE * LIVING/DINING ROOM & BALCONY WITH GOLF COURSE VIEWS * MODERN FITTED KITCHEN * THREE BEDROOMS * FULLY TILED SHOWER ROOM * FULLY TILED WC * INTEGRATED APPLIANCES * GARAGE & PARKING SPACE * FANTASTIC LOCATION * DOUBLE GLAZING * MODERN ELECTRIC HEATERS

A security controlled communal entrance opens into the ground floor foyer with stairs only leading up to second floor level where the entrance door opens into the:-

The living/dining room is of good size with front aspect window and sliding doors opening out to the balcony with glass and chrome balustrade enjoying views over to Queens Park Golf Course. A further door leads through to what can either be a study, dining room or bedroom three.

The kitchen is modern and comprises a matching range of wall and floor mounted cupboard units with complimentary work tops with tiled surrounds incorporating a single drainer sink unit. There is an induction hob, microwave and fan assisted electric oven. There is space for an upright fridge/freezer. There is also space and plumbing for a washing machine and dish washer.

The hallway has doors to the other two double sized bedrooms, shower room and toilet.

The shower room is fully tiled to all walls with a white suite comprising vanity mounted wash hand basin with fitted cabinet under and walk-in shower with electric shower. There is a separate fully tiled toilet with a white close coupled WC.

Tenure: Share of Freehold with the remainder of a 999-year lease.

Service Charge: £730.00 paid every six months Approximately

Council Tax: Band C | 2022/2023 | £1761.75

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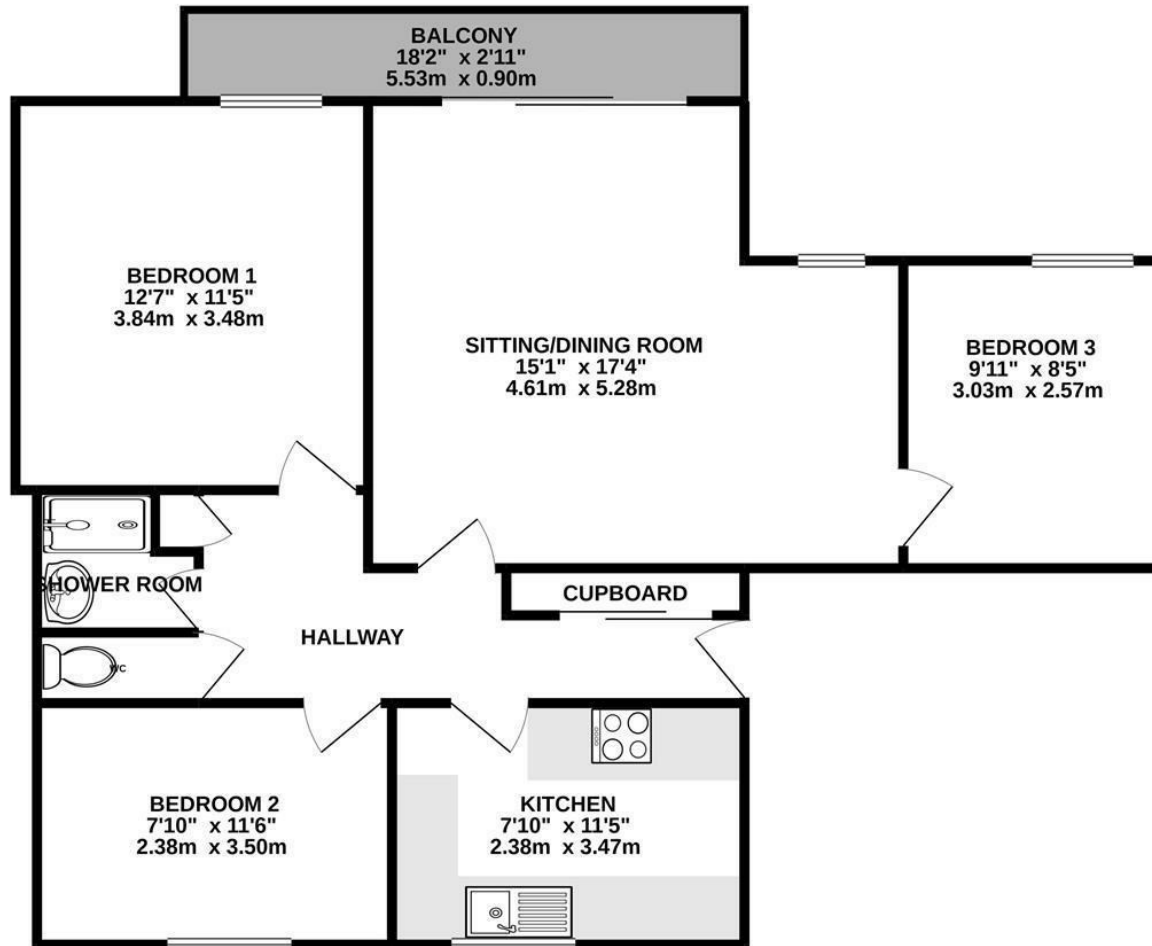


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GROUND FLOOR 768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	