

BELVOIR!

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

Benellen Avenue, Talbot Woods, Bournemouth, BH4 9LT



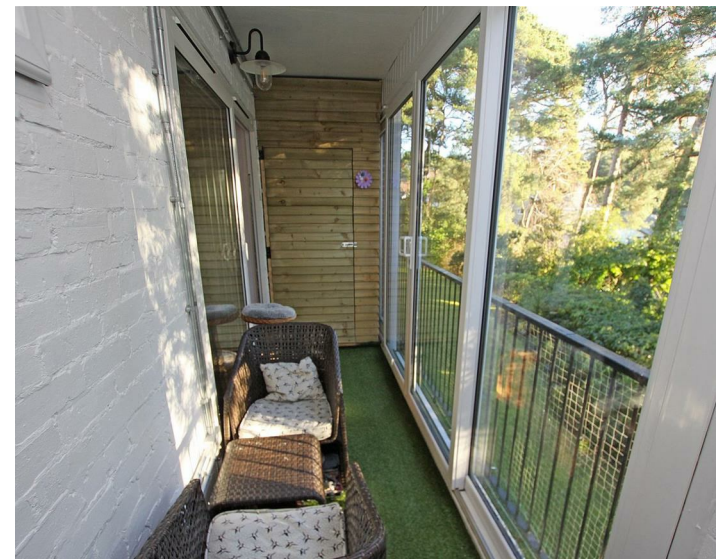
£315,000 Leasehold - Share of Freehold

Call: 01202 430 108

belvoir.co.uk

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TWO DOUBLE BEDROOM FIRST FLOOR FLAT | SHARE OF FREEHOLD | TALBOT WOODS | DUAL ASPECT LIVING/DINING ROOM | FITTED KITCHEN | TWO BATHROOMS | ENCLOSED BALCONY | SPACIOUS RECEPTION HALL | STUNNING GROUNDS | GARAGE | ADDITIONAL COMMUNAL PARKING

GAS HEATING VIA RADIATORS * DOUBLE GLAZING * STUNNING LOCATION * EXCELLENT ACCESS TO BOURNEMOUTH, WESTBOURNE AND POOLE

Security controlled entrance and foyer with stairs to the first floor level where a private entrance door opens into a spacious reception hall which has a good range of storage cupboards and doors to all principal rooms.

The living/dining room has dual aspect windows and door that opens into a good sized enclosed balcony overlooking the gardens.

The kitchen has a matching range or gloss finish wall and floor mounted cupboard units with contrasting work surfaces and tiled surrounds. Tiled flooring. Integrated gas cooker with extractor canopy over. Integrated electric fan assisted oven with microwave over. Integrated dish washer and washing machine. Cupboard housing a 'Biasi' gas combination boiler serving the heating and domestic hot water.

The master bedroom has a rear aspect window and door to the enclosed balcony. A door opens into a fully tiled ensuite shower room comprising a pedestal wash hand basin, close coupled WC and a large walk-in shower with integrated rain and body shower.

There is a second double bedroom.

The bathroom is fully tiled to all walls with a modern white suite comprising a floating wash hand basin with drawers under, close couple WC and panelled Jacuzzi bath with integrated rain shower and shower side screen.

There is a garage conveyed with the flat plus communal parking.

Benellen Towers sits within a stunning location affording privacy and seclusion.

Tenure: Share of Freehold.

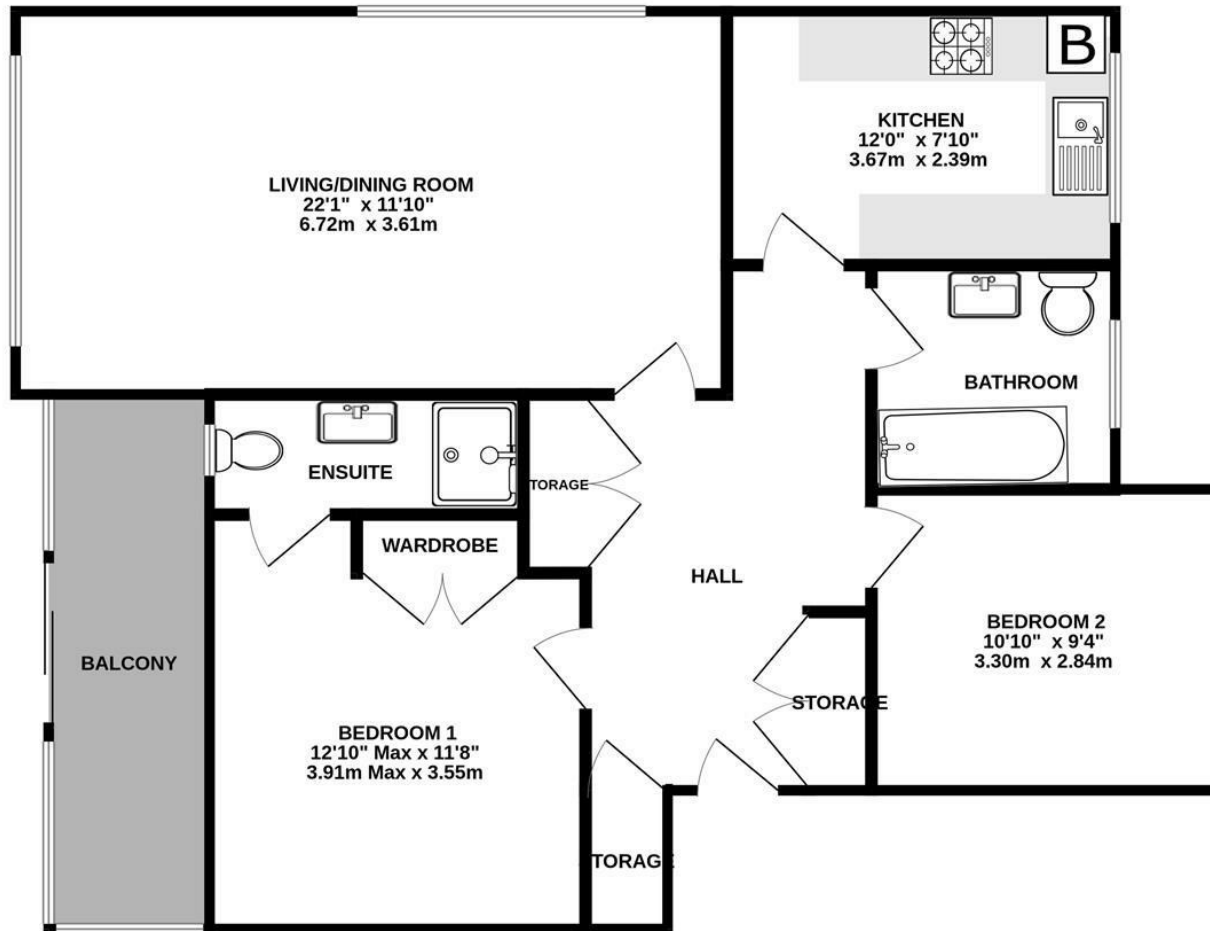
Service Charge: £2522.71 paid in two six monthly instalments.

Council tax band D





FIRST FLOOR FLAT 839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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| Energy Efficiency Rating | | Current | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 80 |
| (55-68) D | | | |
| (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 | |