

# BELVOIR!

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

Surrey Road, Poole, BH12 1EQ



Offers Over £225,000 Leasehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

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PURPOSE BUILT FIRST FLOOR FLAT | TWO DOUBLE BEDROOMS | DUAL ASPECT LOUNGE/DINING ROOM | FITTED KITCHEN/BREAKFAST ROOM | MODERN FITTED BATHROOM | GARAGE | WELLKEPT COMMUNAL GROUNDS | AN ABSOLUTE MUST VIEW PROPERTY

GAS HEATING VIA RADIATORS \* PART DOUBLE GLAZED & PART TRIPLE GLAZED WINDOWS \* LOCATED CLOSE TO COY POND & WESTBOURNE

There is a security controlled communal entrance and foyer with stairs to the first floor level where the entrance door to the flat is located.

The hall has doors to all principal rooms, linen cupboard and cloaks cupboard.

The lounge/dining room has a large floor to ceiling front aspect window as well as a side aspect window.

The kitchen has a modern medium oak effect range of wall and floor mounted cupboard units with contrasting roll edge work tops and breakfast bar with tiled surrounds. Inset single drainer sink unit. Integrated electric hob with fan-assisted oven under and extractor hood over. Space for upright fridge/freezer. Space for washing machine and tumble dryer. 'Glow-worm' gas combination boiler. Dual aspect windows to front and side.

There are two double sized bedrooms.

The bathroom is fully tiled with a modern white suite comprising wash hand basin with cupboard under and mirrored cabinet over, close coupled WC and panelled bath with shower hose attachment. Heated towel ladder. Front aspect window.

There is garage in block with metal up and over garage door measuring 17ft4 x 8ft which also comes with additional permit parking spaces, first come, first served basis.

Council tax band B

Leasehold: 199 years from the 15th April 1977

Ground rent: £35.00 per annum

Service charge: £790.67 paid every six months which includes £125.00 for reserve fund

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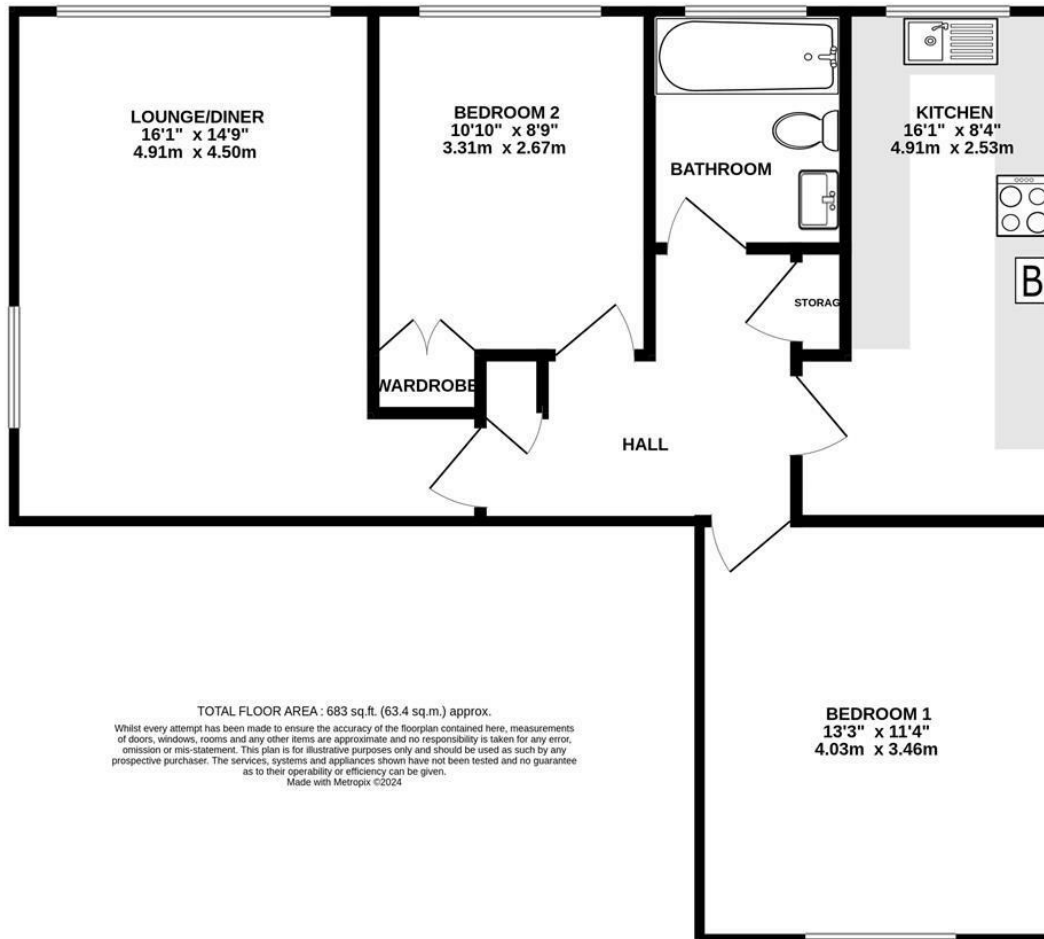


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## FIRST FLOOR FLAT 683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC