

BELVOIR!

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

Northcote Road, Bournemouth, BH1 4SQ



£170,000 Leasehold

Call: 01202 430 108

belvoir.co.uk

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PURPOSE BUILT FLAT | THIRD FLOOR | ALLOCATED PARKING SPACE | TWO BEDROOMS | LIVING ROOM | KITCHEN/BREAKFAST ROOM | BATHROOM | GAS HEATING VIA RADIATORS | DOUBLE GLAZED | REMAINDER OF A 189 YEAR LEASE

IDEAL FIRST TIME BUYER PROPERTY * IDEAL FOR AN INVESTOR

A security controlled entrance door opens into the entrance hall with stairs only taking you to the third floor level where a private entrance door opens into the flat.

The hall has doors to all principal rooms plus a door to a good sized storage cupboard.

There is a separate living room with rear aspect window.

The kitchen/breakfast room has a matching range of wall and floor mounted cupboard units with work tops and tiled surrounds. Inset single drainer sink unit. Integrated gas hob with filter hood over and electric oven under. Rear aspect window.

There are two decent sized bedrooms.

The bathroom is part tiled with a pedestal wash hand basin, close coupled WC and panelled bath with shower hose attachment. Extractor fan.

There is an allocated parking space conveyed with the property.

Tenure: The property is leasehold with the remainder of a 189 year lease dated 1st August 1999.

Service Charge: £845.00 paid every six months.

Ground Rent: £278.15

Council Tax Band B

In accordance with Section 21 of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property. The property is being sold by a member of staff within Belvoir Bournemouth,

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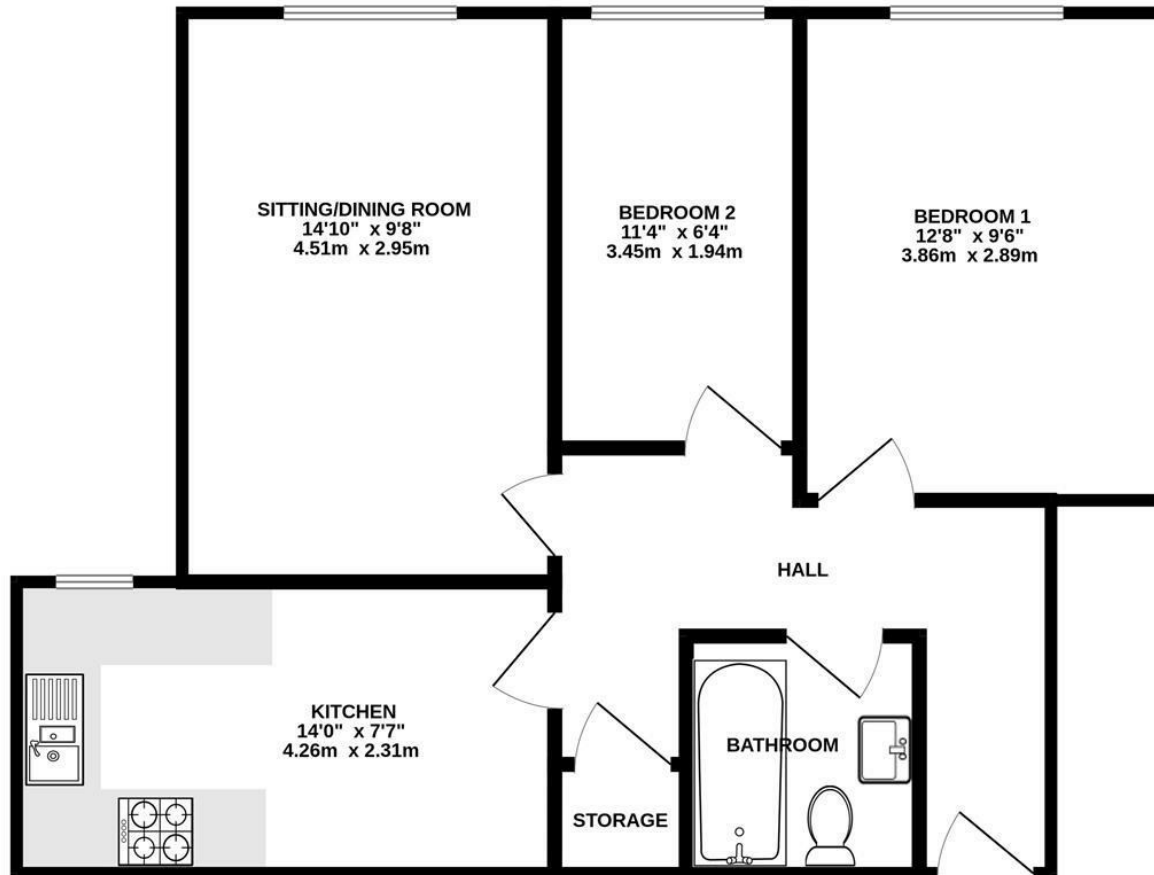


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UPPER FLOOR FLAT 576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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	79	79
(69-80) C		
(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