

BELVOIR!

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

50-52 Drummond Road, Bournemouth, BH1 4DT



Offers Over £175,000 Leasehold

Call: 01202 430 108

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TWO BEDROOM FIRST FLOOR FLAT | 124 YEAR LEASE | NO FORWARD CHAIN | GREAT INVESTMENT OPPORTUNITY | IDEAL FOR FIRST TIME BUYERS | DUAL ASPECT LOUNGE/KITCHETTE | SHOWER ROOM | ALLOCATED PARKING

7.5% POTENTIAL NET YIELD * GAS HEATING VIA RADIATORS * DOUBLE GLAZED

A communal entrance door opens into the entrance foyer with stairs to the first floor level where the entrance door opens into the flat.

The hallway has doors to all principal rooms.

The lounge/kitchenette is bright and airy with windows to both the front and side elevations. The kitchen area comprises a matching range of wall and floor mounted cupboard units with contrasting work tops incorporating a single drainer sink and tiled surrounds. Integrated halogen hob with extractor over and electric oven under. Space and plumbing for washing machine.

Bedroom one is double in size with a window to the rear elevation

Bedroom two is double in size with a window to the side elevation. Cupboard housing a 'Glow-worm' combination boiler serving the heating and domestic hot water.

The shower room has a tiled floor and part tiling to all walls. There is a white suite comprising pedestal wash hand basin with mirror over, close coupled WC and corner shower cubicle with integrated shower. Extractor fan. Heated towel ladder.

There is an allocated parking space to the front.

The flat is leasehold with approximately 124 years remaining on the lease

Service charge is approximately £1200 per annum.

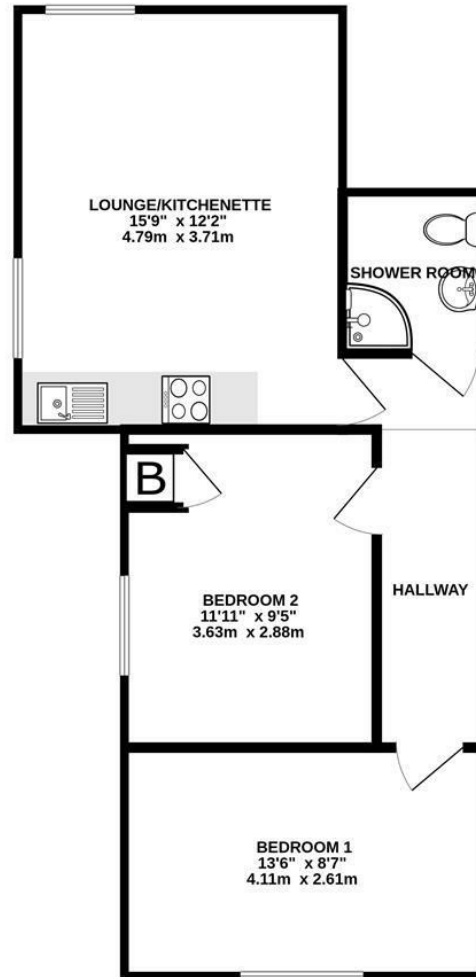
Ground rent is peppercorn.

Council tax band A





FIRST FLOOR FLAT
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 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	52	57
(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		
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