

# BELVOIR!

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

Portarlington Road, Bournemouth, BH4 8BZ



Offers In Excess Of £275,000 Leasehold

Call: 01202 430 108

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

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PURPOSE BUILT FLAT | NO FORWARD CHAIN | BETWIXT WESTBOURNE AND THE BEACH | LIVING/DINING ROOM WITH BALCONY | KITCHEN/BREAKFAST ROOM | MASTER BEDROOM WITH ENSUITE BATHROOM | GUEST BEDROOM WITH ENSUITE SHOWER ROOM | GARAGE WITH ELECTRIC GARAGE DOOR

FIRST FLOOR \* LEASEHOLD WITH THE REMAINDER OF A 999 YEAR LEASE \* GAS HEATING \* DOUBLE GLAZING \* WELL-MAINTAINED GROUNDS

An entrance door opens into the foyer with stairs to the first floor level where the actual front door opens into the hallway.

Doors from the hallway open into all principal rooms.

The living/dining room is of a good size and has patio doors opening out onto the balcony which overlooks the communal grounds.

The kitchen/breakfast room is fully tiled and has a matching range of wall and floor mounted cupboard units with roll edge work surfaces incorporating a 1.5 bowl sink unit. Inset induction hob with extractor over, electric built-in oven and integrated dishwasher. Matching cupboard housing a 'Glow-worm' boiler. Front aspect window.

Bedroom one is a good sized double with rear aspect window and range of fitted wardrobes. There is a door to a fully tiled ensuite bathroom comprising wash hand basin with cupboard under, mirror, light and shaver point over, close coupled WC and panelled bath with shower mixer taps. Side aspect window.

Bedroom two is double in size with a front aspect window and fitted wardrobes with a door to a fully tiled ensuite shower room with side aspect window comprising wash hand basin with cupboard under and shower with a wall-mounted 'Mira' shower.

There is a fully tiled cloakroom with close coupled WC and wall-mounted wash hand basin.

There is a good sized garage with power, light and electric garage door conveyed with the flat.  
Tenure: Leasehold which was renewed on the 12th October 1988 to 999 years

Ground rent: None payable

Service charge: £2000.00 per annum split into quarterly payments. There is also a sinking fund currently standing at £1846.00

Council tax band E

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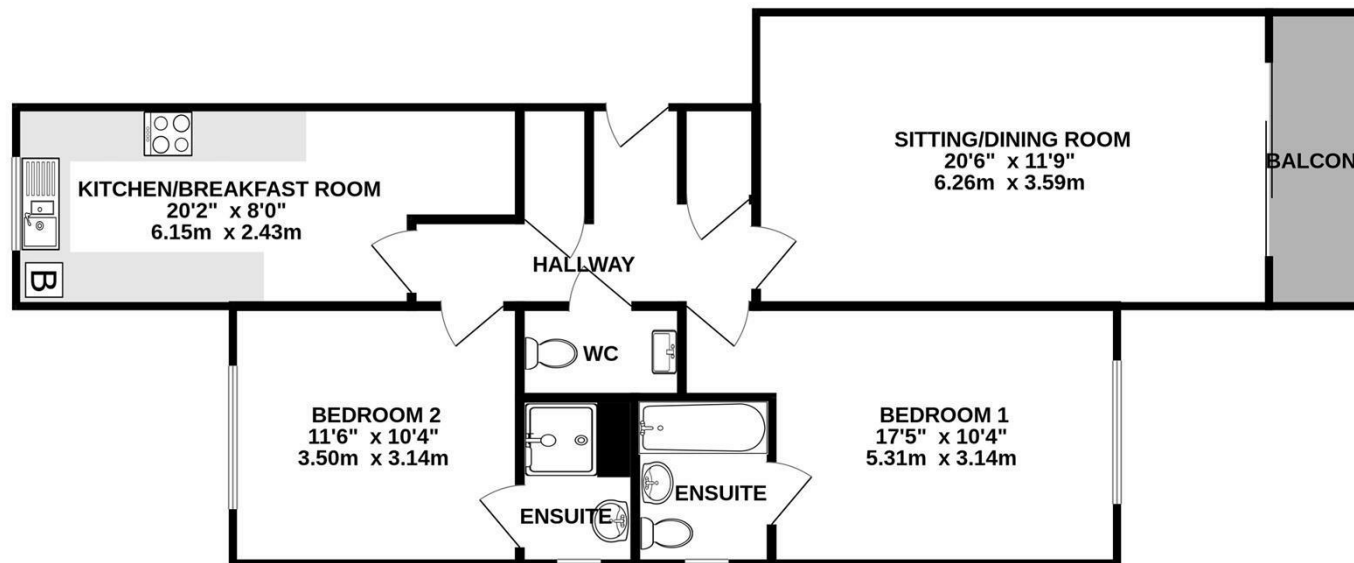


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## FIRST FLOOR FLAT 839 sq.ft. (77.9 sq.m.) approx.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(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		
England & Wales		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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