

BELVOIR!

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

St. Anthonys Road, Meyrick Park, Bournemouth, BH2 6PB



Asking Price £170,000 Leasehold

Call: 01202 430 108

belvoir.co.uk

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PURPOSE BUILT FLAT | NO FORWARD CHAIN | GROUND FLOOR | SECURE UNDERGROUND PARKING | LIVING ROOM | SEPARATE KITCHEN | DOUBLE BEDROOM | BATHROOM | ELECTRIC HEATING | DOUBLE GLAZED | MEYRICK PARK | IDEALLY LOCATED FOR TOWN CENTRE

Communal security controlled entrance to foyer.

The entrance door to the flat opens into the hallway. Cupboard housing the 'Creda' electric boiler.

The living room has a floor to ceiling window and door opening into the:-

Kitchen which has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops with single drainer sink unit and tiled surrounds. Electric hob with cooker hood over. Fitted electric oven. Integrated fridge. Space and plumbing for washing machine. Side aspect window.

There is a double sized bedroom with a recessed wardrobe.

The bathroom is part tiled to all walls with a white suite comprising pedestal wash hand basin with light/shaver point over, close coupled WC and panelled bath with shower screen and shower mixer taps. Heated towel ladder. Extractor fan.

There is an allocated parking space in a secure underground carpark.

Tenure: Leasehold with the remainder of a 199 year lease that commenced on the 24th June 1973.

Ground Rent: £35.00 per annum.

Service charge: £1700.00 split into to two half yearly payments.

Council tax: Band B

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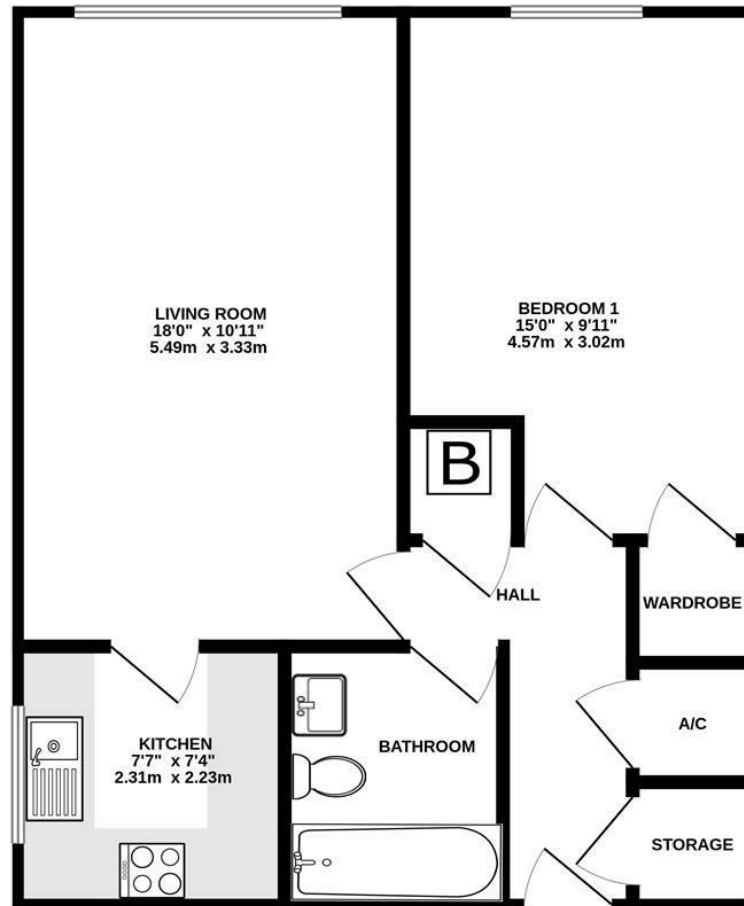


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GROUND FLOOR FLAT 528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 528 sq.ft. (49.1 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		75
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC