

BELVOIR!

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

41 Queens Park Avenue, Bournemouth, Dorset BH8 9LH



£250,000 Leasehold - Share of Freehold

Call: 01202 430 108

belvoir.co.uk

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A UNIQUE and VERY QUERKY character TOP FLOOR MAISONETTE offered for sale with NO FORWARD CHAIN, SHARE of FREEDOLD and GARAGE located in QUEENS PARK. The accommodation comprises TWO BEDROOMS, TWO BATHROOMS, SEPARATE LIVING ROOM and KITCHEN/BREAKFAST ROOM.

TOP FLOOR CHARACTER MAISONETTE * SHARE OF FREEHOLD * NO FORWARD CHAIN * QUEENS PARK * LIVING ROOM * QUALITY FITTED KITCHEN/BREAKFAST ROOM * MASTER BEDROOM * ENSUITE BATHROOM WITH DOUBLE JACUZZI BATH * SECOND BEDROOM AND SHOWER ROOM * GARAGE AND PARKING * GAS HEATING VIA RADIATORS

The property is accessed from the rear of the building via its own open stairway leading up to second floor level where the front door opens into an entrance vestibule with a further half flight of stairs leading up to the living area and:-

Quality fitted kitchen/breakfast room which has a part vaulted ceiling feature with two sky lights and tiled flooring. There is a range of matching wall and floor mounted cupboard units with contrasting roll edge work tops incorporating a single drainer 1.5 bowl sink unit and tiled surrounds. Doors from here open into the rest of the principal rooms.

The living room is of a good size.

The master bedroom is of good size and benefits from a working fireplace. An Opaque sliding glass door leads to a large ensuite bathroom with a modern white suite comprising a floating wash hand basin with mirror over, close coupled WC and a large Jacuzzi bath for two with shower attachment. There is a porthole window and gas boiler serving the heating and domestic hot water.

The second bedroom has a porthole window.

There is a separate shower room with a white suite comprising a wash hand basin, close coupled WC and shower cubicle. Tiled flooring. Storage area and storage cupboard.

The building itself is set back from the road with a long driveway leading to the rear where there is a detached garage with parking in front conveyed with the property. There is a mature communal and lawned garden.

Council tax band C

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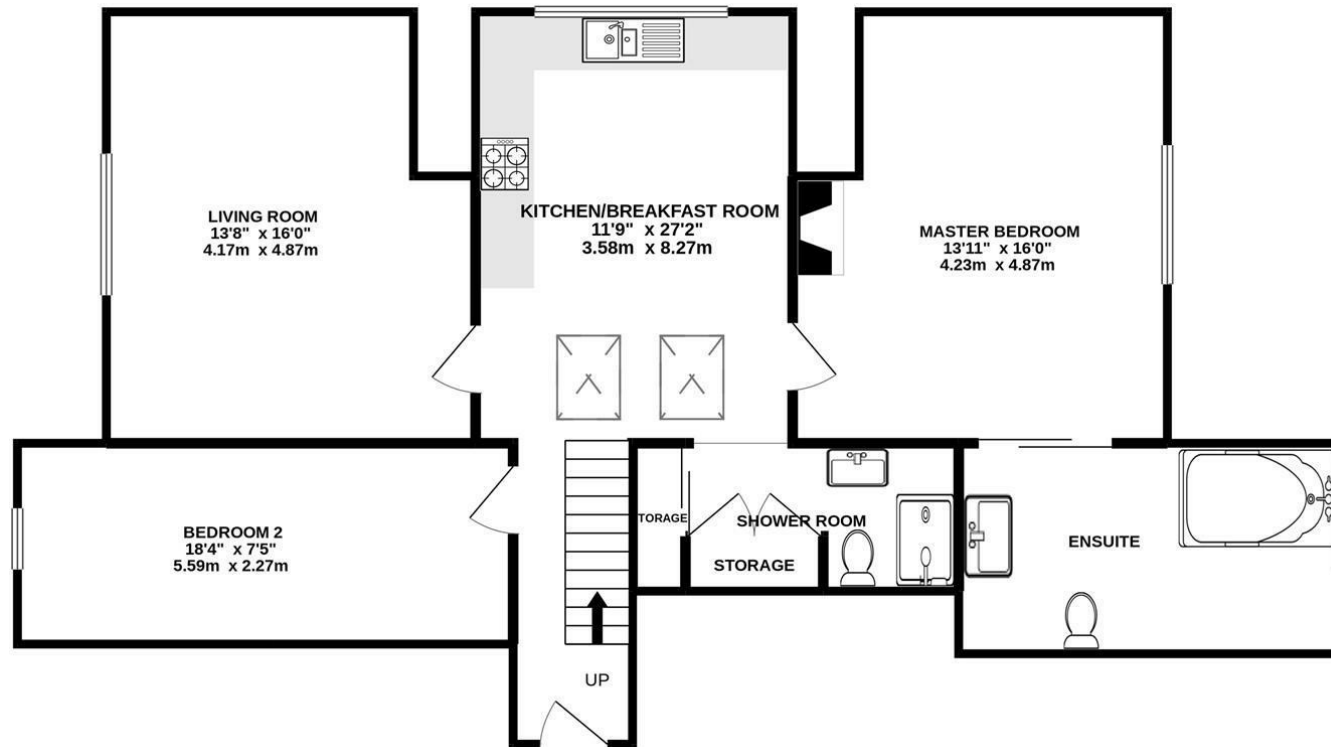


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TOP FLOOR FLAT 956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 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		60
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		