

# BELVOIR!

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

Bradford Road, Bournemouth, BH9 3PL



Offers In Excess Of £160,000 Leasehold

Call: 01202 430 108

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



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PURPOSE BUILT FIRST FLOOR MAISONETTE | NO FORWARD CHAIN | ALLOCATED PARKING SPACE | REMAINDER OF A 999 YEAR LEASE | PEPPERCORN GROUND RENT | ONE BEDROOM WITH BUILT-IN WARDROBES | LIVING ROOM | LARGE KITCHEN | BATHROOM | GREAT MUSCLIFFE LOCATION

ELECTRIC HEATING \* DOUBLE GLAZED \* GREAT LOCAL AMENITIES \* CLOSE TO CASTLE POINT

A private entrance door opens into an entrance lobby with stairs leading up to the first floor accommodation.

The living room has a large front aspect window enjoying a pleasant outlook. There is a built-in storage cupboard and a door leading through to the kitchen.

The kitchen has a matching range of wall and floor mounted cupboard units with roll edge work tops incorporating a sink unit and tiled surrounds. There is plenty of space for various appliances. Rear aspect window.

There is a double bedroom with rear aspect window. Built-in wardrobe with sliding doors and adjacent airing cupboard.

The bathroom is part tiled with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with a wall-mounted shower unit.

There is an allocated parking space conveyed with the property.

Agents Note: The property requires an element of updating which is allowed for within the asking price.

Tenure: Leasehold with the remainder of a 999 year lease that commenced on the 25th December 1975.

Ground Rent: Peppercorn.

Council Tax Band A



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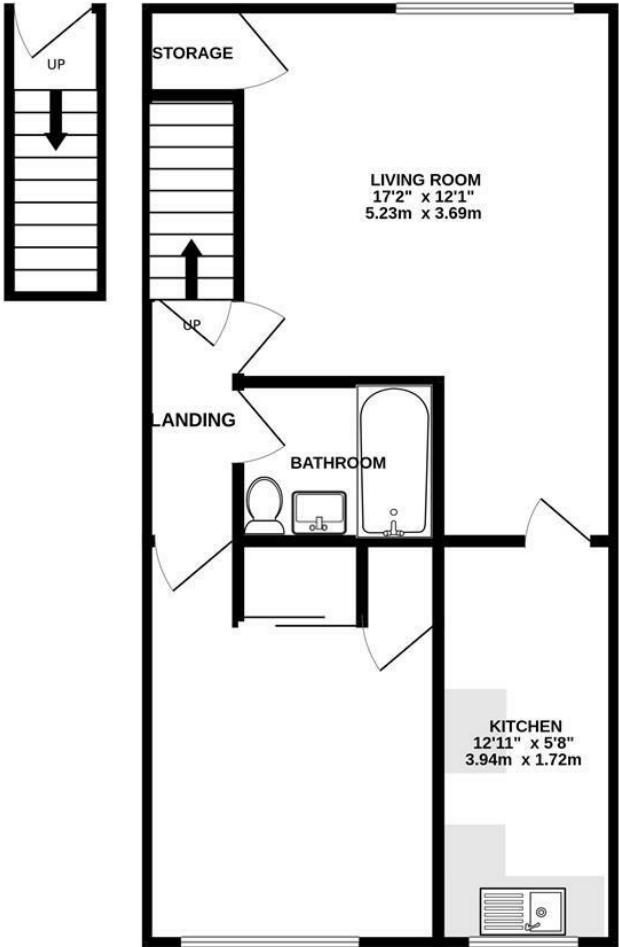
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FIRST FLOOR MAISONETTE  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 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		72
(55-68) D	54	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC