

BELVOIR!

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

Ringwood Road, Ferndown, BH22 9FE



Asking Price £80,000 Leasehold

Call: 01202 430 108

belvoir.co.uk

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NO FORWARD CHAIN | McCARTHY & STONE ASSISTED LIVING DEVELOPMENT FOR THE OVER SEVENTIES | ONE BEDROOM FIRST-FLOOR APARTMENT | WELL-PRESENTED | LIVING/DINING ROOM | TWO BALCONIES | FITTED KITCHEN | BATHROOM/WET ROOM | 24/7 RESIDENTIAL MANAGER

SUBSIDIZED WAITRESS SERVICED RESTAURANT * RESIDENTS LOUNGE * FUNCTION ROOM * GUEST SUITE * BATTERY SCOOTER STORE * FULLY EQUIPPED LAUNDRY ROOM * ONE HOURS HELP PER WEEK * CARE PACKAGE AVAILABLE TO INCLUDE DRESSING, UNDRESSING, BATHING & MEDICAL MONITORING

Security controlled entrance to a stunning reception area with two lifts to all floors.

The apartment entrance door opens into a wide hallway with doors to the living/room, bedroom, bathroom/wet room and utility cupboard.

The living/dining room is of good size with door and side screen opening out to a covered balcony. Another door opens into the:-

Kitchen with a matching range of wall and floor mounted cupboard units with contrasting work tops incorporating a single drainer sink unit and range of integrated appliances to include electric hob with extractor over, oven and fridge freezer. Tiled floor and electric front aspect window.

There is a good sized double bedroom with built-in wardrobe with mirrored sliding doors. A door with side screen opens to a covered balcony.

There is a fully tiled bathroom/wet room comprising wash hand basin with fitted cabinet under, close coupled WC, panelled bath and wet shower area. Heated towel ladder. Extractor.

Leasehold: 125 year lease that commenced on the 1st January 2010

Maintenance/Service Charge: £810.13 per month

Ground Rent: £250.00 per year, collected 6 monthly

Council Tax band C

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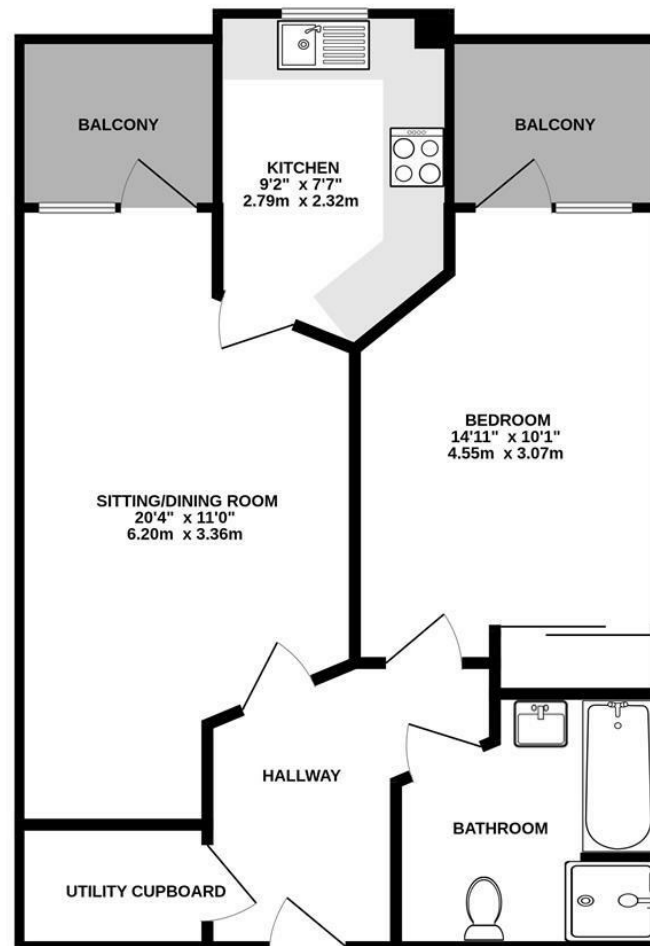


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FIRST FLOOR FLAT 557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		