

BELVOIR!

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

Bradburne Road, Bournemouth, Dorset BH2 5ST



Offers In Excess Of £200,000 Leasehold

Call: 01202 430 108

belvoir.co.uk

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GROUND-FLOOR GARDEN MAISONETTE | NO FORWARD CHAIN | LARGE ENTRANCE LOBBY | ONE BEDROOM | OPEN PLAN LIVING/KITCHENETTE | MODERN SHOWER ROOM | TWO PARKING SPACES | GOOD SIZED PRIVATE GARDEN

FOOTPATH TO CENTRAL GARDENS WITH WALKS TO THE TOWN CENTRE * PLAY PARK NEARBY * GAS HEATING VIA RADIATORS * DOUBLE GLAZED

Glazed double doors open into a good sized entrance lobby with door opening into the:-

Good sized open plan living/kitchenette with dual aspect windows and a door opening out to the private rear garden.

The kitchen area comprises a matching range of wall and floor mounted cupboard units with roll edge work tops with tiled surrounds incorporating a single drainer sink unit. Integrated electric hob with filter hood over and oven under. Wall-mounted gas boiler serving heating and domestic hot water. A door leads into the:-

Inner lobby with doors to the bedroom and shower room.

The shower room comprises a modern wash hand basin, close coupled WC and large shower cubicle. Heated towel ladder.

There is a good sized and enclosed private garden which is mainly laid to lawn with shrub borders and gated front access.

There are two allocated parking spaces.

Council tax band B

Tenure: 173 years from the 29th September 1991

Service/Maintenance charge: £1500 projected for 2025

Ground rent: £250.00

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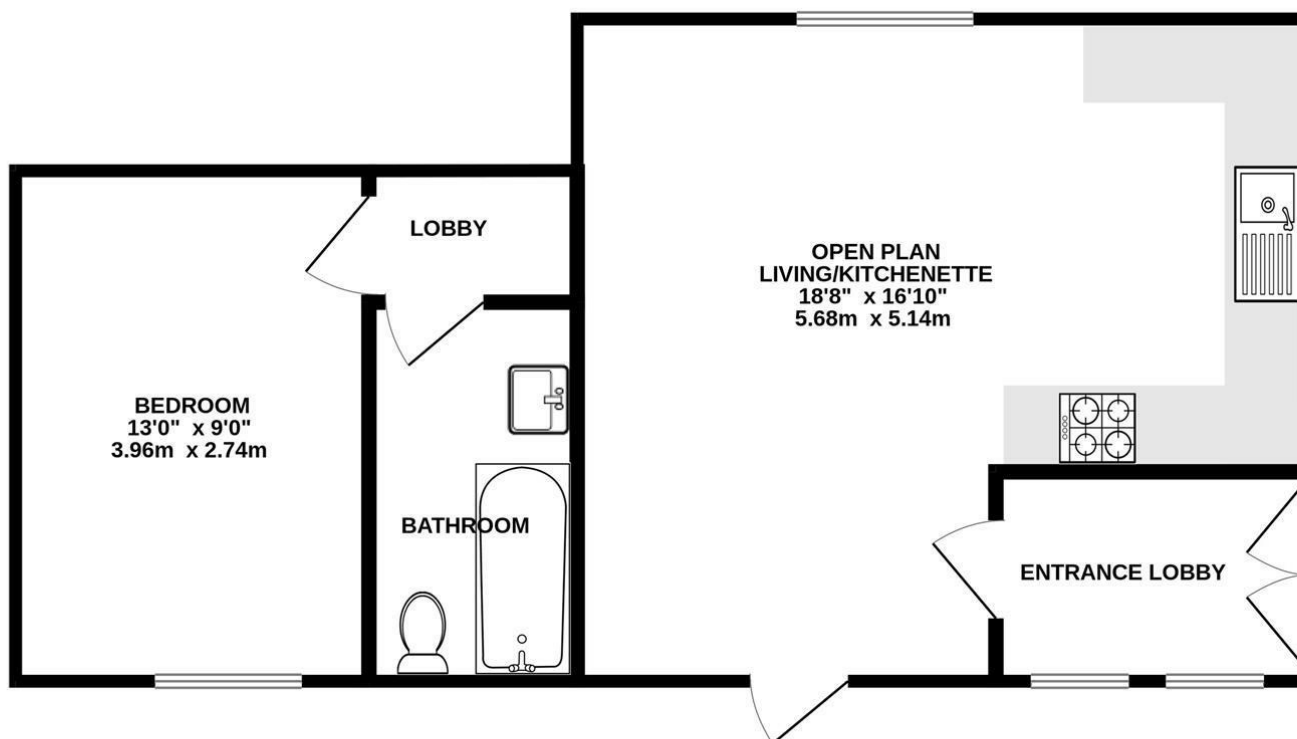


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GROUND FLOOR GARDEN MAISONETTE 500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 500 sq.ft. (46.4 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	58	
(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		