

BELVOIR!

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

11 Wimborne Road, Dean Park, Bournemouth, BH2 6LY



£240,000 Leasehold - Share of Freehold

Call: 01202 430 108

belvoir.co.uk

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GROUND FLOOR GARDEN FLAT | NO FORWARD CHAIN | OPEN PLAN LOUNGE KITCHEN | TWO DOUBLE SIZED BEDROOMS | SPACIOUS MODERN SHOWER ROOM | LARGE PRIVATE GARDEN | ALLOCATED PARKING SPACE | VISITOR PARKING | SHARE OF FREEHOLD

DOUBLE GLAZED * ELECTRIC HEATING * IDEAL FOR FIRST TIME BUYERS * IDEAL FOR SECOND HOME BUYERS * IDEAL FOR INVESTORS * POTENTIAL 6.2% NET YIELD * BLOCK EXTERIOR BEING MODERNISED AND REFRESHED

There is a communal entrance with a private entrance door to Flat 1. There is also a gate which accesses the private garden where there is a door opening into the master bedroom.

There is an entrance lobby with a storage cupboard and a further door opening into the hall.
The hall has doors to all principal rooms and a large storage/utility cupboard.

The open plan lounge kitchen has a large bay window feature overlooking the private garden. There is a fitted kitchen area comprising a matching range of wall and floor mounted cupboard units with contrasting work tops, tiled surrounds and an inset single drainer sink. Integrated hob with extractor over, oven under, dishwasher, fridge and freezer.

The master bedroom is larger than average in size with a large bay window feature with a door opening out to the private garden.

The guest bedroom is double in size.

The modern shower room is spacious in size comprising a wash hand basin with drawers under, concealed cistern WC a large walk-in shower cubicle.

The private garden is fully enclosed by fencing with gated side access. It is part laid to AstroTurf and part laid to wooden decking.

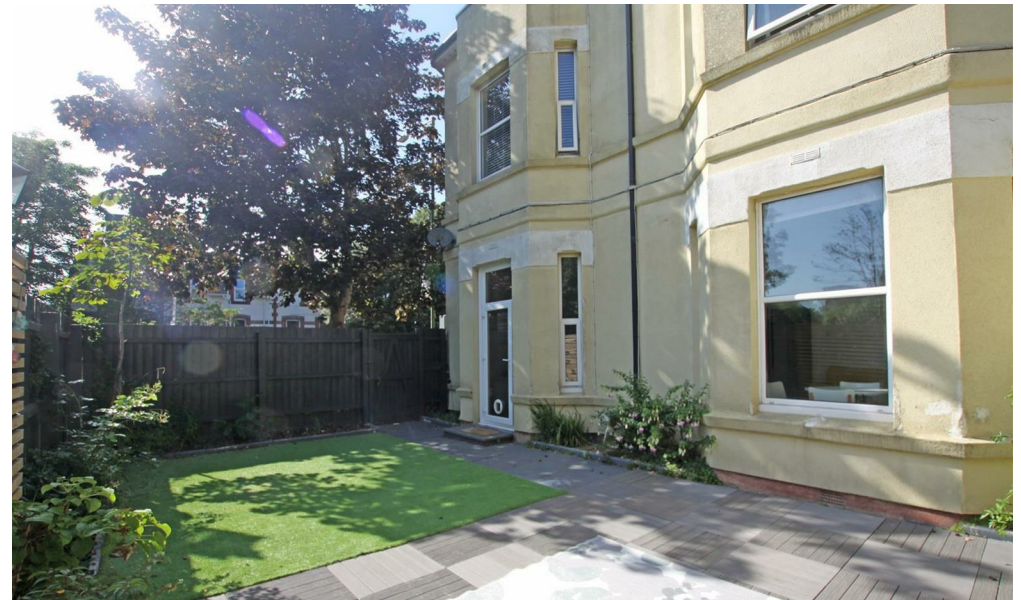
Council tax band B

Share of Freehold: No ground rent payable

Service charge: Approx. £150/160 per month

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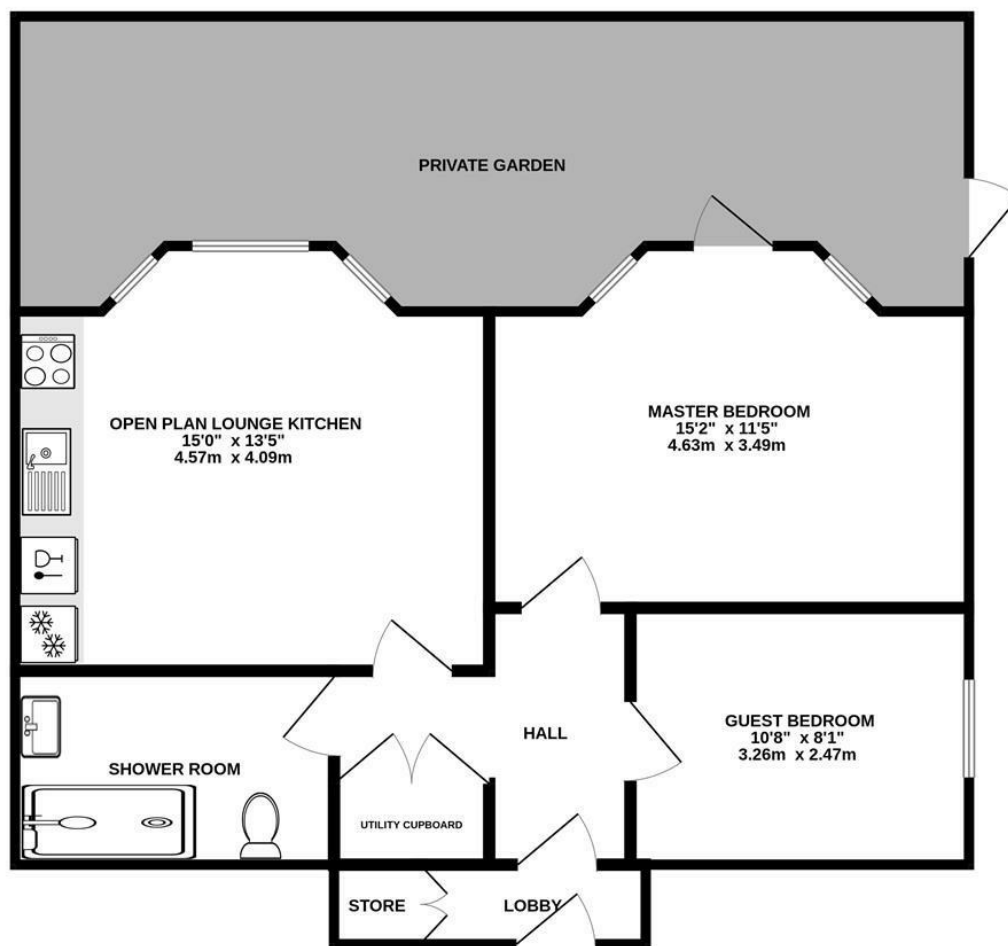


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GROUND FLOOR GARDEN FLAT 583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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.
Made with Metropix 5/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	52	
(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		