

BELVOIR!

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

Wellington Road, Bournemouth, Dorset BH8 8JJ



Offers In The Region Of £165,000
Leasehold / Share of Freehold

Call: 01202 430 108

belvoir.co.uk

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PURPOSE BUILT SECOND/TOP FLOOR FLAT | OFFERED FOR SALE WITH NO FORWARD CHAIN | ONE DOUBLE BEDROOM | SEPARATE LIVING ROOM | FITTED KITCHEN | BATHROOM | COMMUNAL PARKING | SHARE OF FREEHOLD | 973 YEARS REMAINING LEASE

DOUBLE GLAZED THROUGHOUT * GAS HEATING VIA RADIATORS * POTENTIAL 5.2% NET RENTAL YIELD *

Communal security controlled entrance with stairs only leading up to the second/top floor level where a private entrance door opens into the hall.

The hall has doors to all principal rooms.

The living room is of a good size with dual aspect windows.

There is a separate kitchen with a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops, tiled surrounds and 1.5 bowl sink unit. Integrated gas hob with filter hood over and electric oven under. Space and plumbing for washing machine. Velux window. 'Glow-worm' gas combi boiler serving the heating and domestic hot water.

The bedroom is double in size with fitted wardrobe and velux window.

The bathroom is part tiled with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower mixer taps. Velux window.

Communal parking on a first come first serviced basis.

Council tax band B

Tenure: The property has share of freehold with 973 years remaining on the lease.

Ground rent: Peppercorn.

Service charge: £1186.00 paid every six months.

No pets and no holiday letting.

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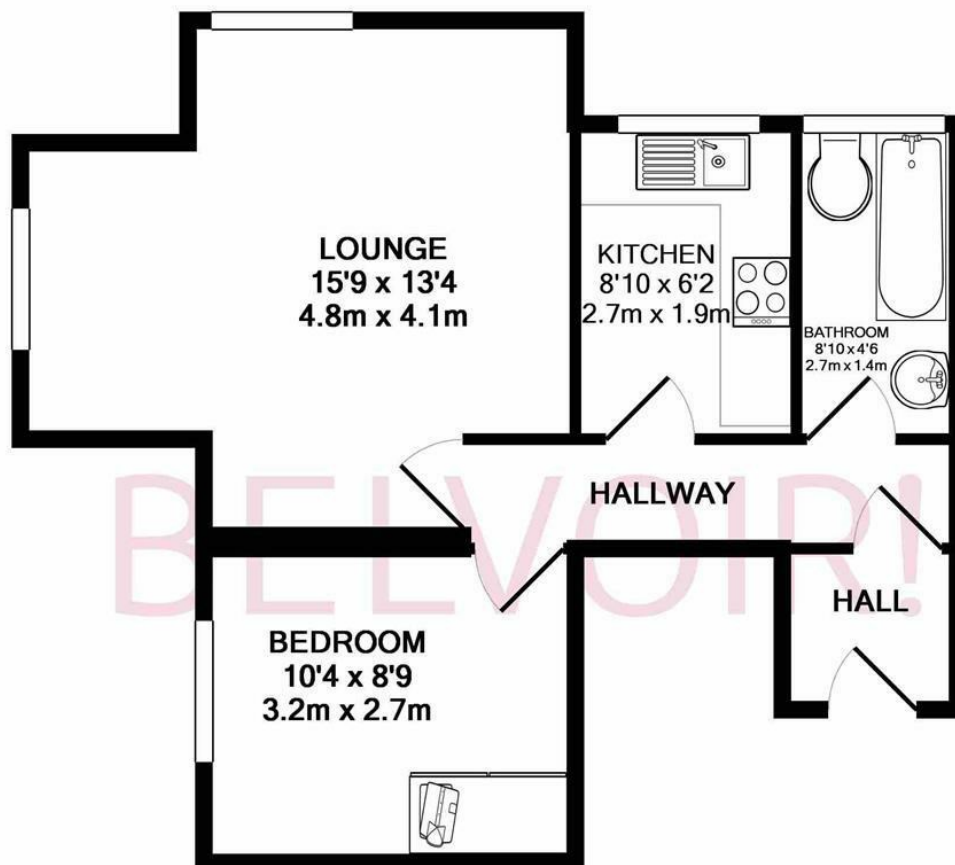
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TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	77	77
(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	75	81
(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		