

BELVOIR!

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

Longbarrow Close, Queens Park, Bournemouth, BH8 9LL



Offers Over £285,000 Freehold

Call: 01202 430 108

belvoir.co.uk

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PURPOSE BUILT FIRST FLOOR GARDEN MAISONETTE | NO FORWARD CHAIN | EXCELLENT LOCATION | TWO LARGE DOUBLE BEDROOMS | DUAL ASPECT LOUNGE/DINING ROOM | DUAL ASPECT FITTED KITCHEN | PARKING FOR NUMEROUS VEHICLES | DETACHED GARAGE | HOT TUB ROOM | GARDENS

VERY LARGE LOFT * GAS HEATING VIA RADIATORS * DOUBLE GLAZING * WELL PRESENTED * OVER 1000 SQ FT

A private entrance door opens into an entrance foyer with stairs leading up to the first floor accommodation and a good sized hall with a large walk-in storage cupboard and pulldown loft ladder accessing a very large loft area.

The lounge/dining room is of a good size and benefits from large dual aspect windows.

The kitchen has dual aspect windows and a range of white wall and floor mounted cupboard units with contrasting work tops and tiled surrounds. Inset double bowl sink. Integrated gas hob with electric oven under and filter hood over. Cupboard housing an 'Ideal Logic' combi boiler serving the heating and hot water.

There are two large double sized bedrooms, one with a full range of fitted wardrobes.

The bathroom has a modern white suite comprising pedestal wash hand basin, close coupled WC and a panelled bath and dual aspect windows.

There is a detached outbuilding and patio area housing a large hot tub.

There are lawned gardens and a very substantial brick paved area providing off road parking for approximately 6-8 vehicles. In addition, there is also a detached garage.

Tenure: Share of Freehold with the remainder of a 999 year lease (TBC)

Ground Rent: Peppercorn

Service Charge: Split 50/50 on an as and when basis

Council tax band B

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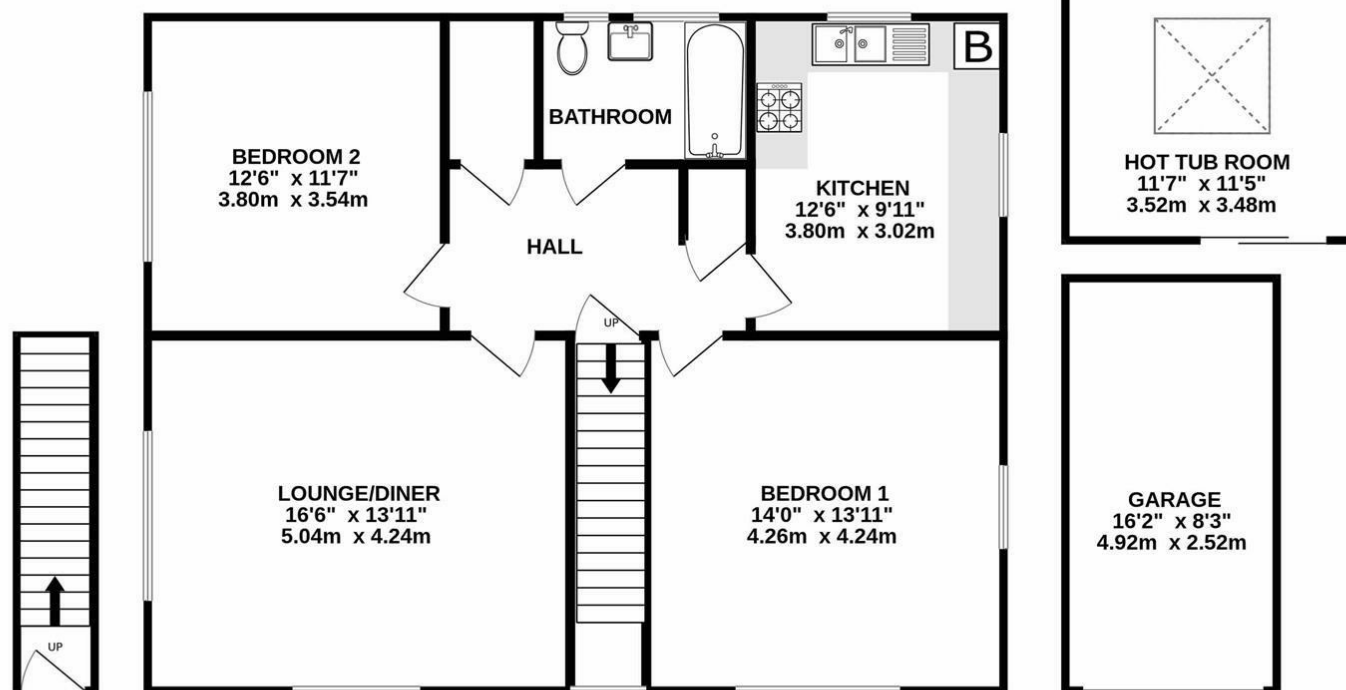


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FIRST FLOOR MAISONETTE 1192 sq.ft. (110.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	62
(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		