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Sales, Lettings & Block Management

**ONE BEDROOM FLAT
For The Over 60's**

£82,500



Parkview Court, 18 Queens Park West Drive, Bournemouth, BH8 9DA

- **First Floor Lift Served**
- **39 Sq' M / 420 Sq'Ft**
- **One Double Bedroom**
- **Lounge with Arch to Kitchen**
- **Tilt-&-Turn Windows**
- **Hallway with Storage Cup'd**
- **Vacant & Chain Free**
- **Leasehold**
- **88-Year Lease Remaining**
- **Ground Rent £496.44pa**
- **Maintenance: £2570.72pa**
- **House Manager**
- **On-Site Resident Facilities**
- **Council Tax Band C**

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Parkview Ct, 18 Queens Park West Dr, Bournemouth, BH8 9DA

Communal entrance leading to stairs, lift and landings. The flat lies on the first floor. Front door leads into:

Entrance Hallway: Coved and textured ceiling with ceiling light point, smoke detector, entry phone receiver and careline unit. Cupboard housing electric meter and consumer unit with shelved storage.

Lounge / Diner: **15' 7 x 10' 8 / 4.74m x 3.26m (approx')**
Coved and textured ceiling with three wall light points. UPVC double-glazed tilt-and-turn windows to rear aspect overlooking communal grounds. Wall mounted electric night storage heater, TV point and telephone point. Ornate archway through to:

Kitchen: **7' 4 x 5' 4 / 2.23m x 1.63m (approx')**
Coved and textured ceiling with wall light point and extractor fan. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Space for electric cooker, fitted cooker hood, space for fridge / freezer, splash back tiling.

Bedroom: **12' 1 x 8' 6 / 3.68m x 2.60m (approx')**
Coved and textured ceiling with wall light points. UPVC double-glazed tilt-and-turn window to rear aspect overlooking communal grounds. Mirror fronted fitted wardrobes with hanging rail and further storage over. Electric night storage heater.

Wet Room: **6' 7 x 5' 4 / 2.01m x 1.63m (approx')**
Coved and textured ceiling with wall light point and fitted extractor fan. Wet room floor with mounted floor drain with thermostatic shower valve, grab handles and all fully tiled. Low-level WC and vanity unit with inset wash hand basin. Heated ladder style heated towel rail and grab handles.

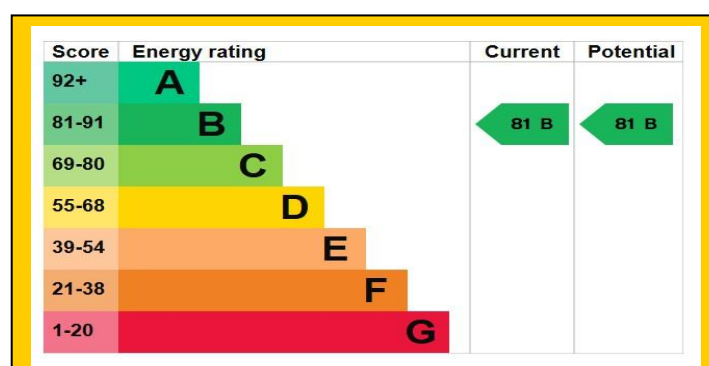
Further Information: **The property has the benefit of guest facilities, communal lounge, communal laundry, care line and in house manager.**

Outside: The property is set in well-presented and maintained communal grounds with established and mature trees and well stocked bushes and shrubs. Casual off-road resident and visitor parking.

Tenure: Leasehold 88 Years remaining

Maintenance: £2570.72 per annum **Ground Rent:** £496.44 per annum

Council Tax: Band C





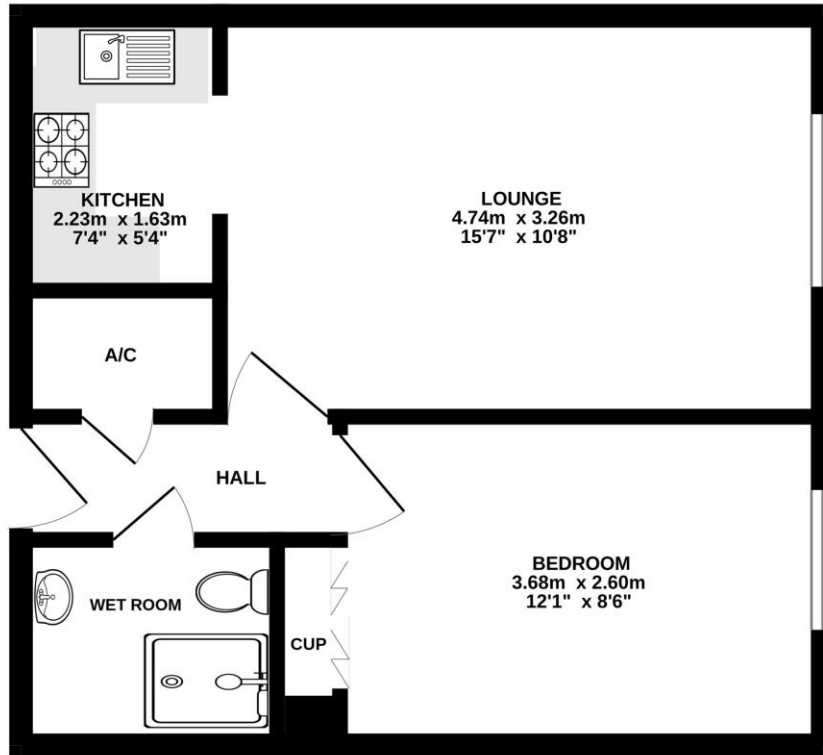
First Floor

Lift Served



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39 Square Metres / 420 Square Feet

