



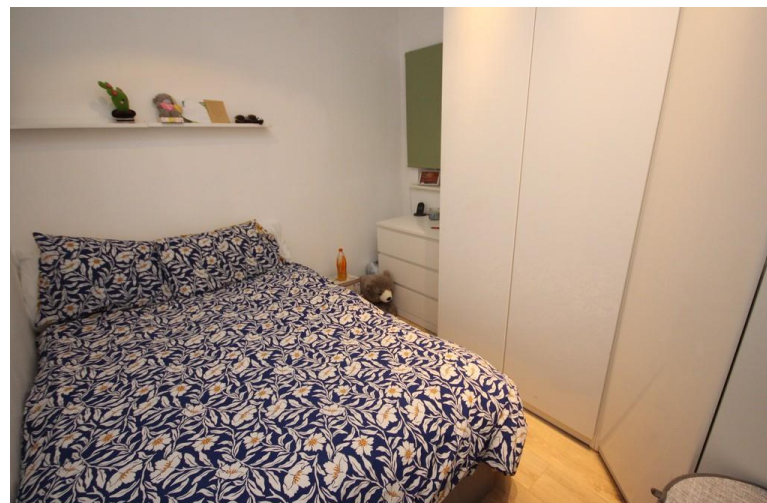
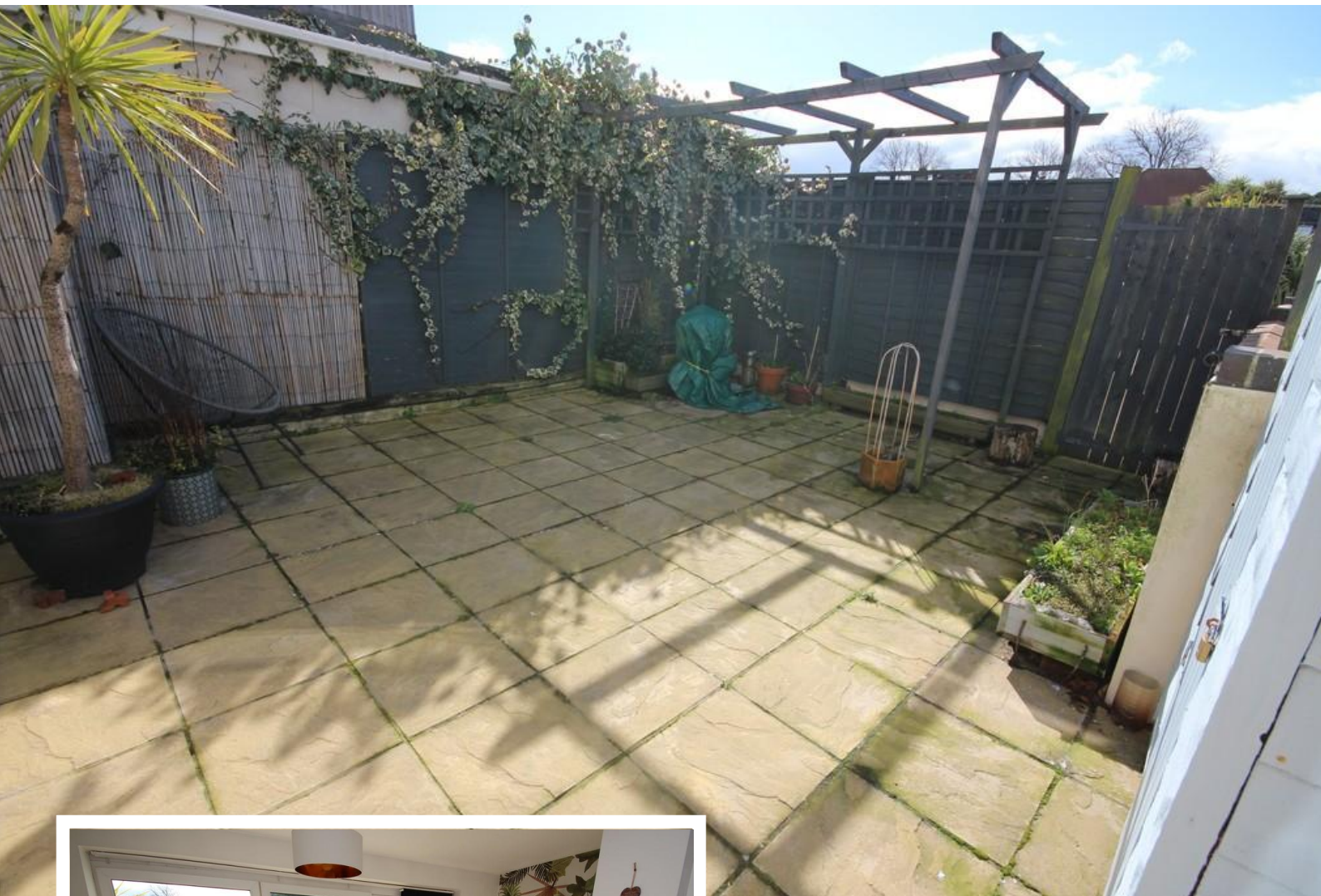
Q Quinn & Co
ESTATE AND LETTING AGENTS

Parkwood Road, Bournemouth

- One bedroom ground floor flat
- Direct access to private southerly facing rear garden
- Allocated parking space
- Gas central heating

Offers over £160,000
EPC Rating 'C'





Property Description

A well presented, GROUND FLOOR FLAT with PRIVATE REAR GARDEN and PARKING SPACE, located in this popular location near to local shops and restaurants in SOUTHBOURNE and within walking distance of SEAFRONT.

* LIVING/DINING ROOM WITH DOOR TO GARDEN *
MODERN FITTED KITCHEN * BEDROOM WITH
FITTED WARDROBES * MODERN SHOWER ROOM
* DOUBLE GLAZING * GAS CENTRAL HEATING *
UTILITY CUPBOARD *

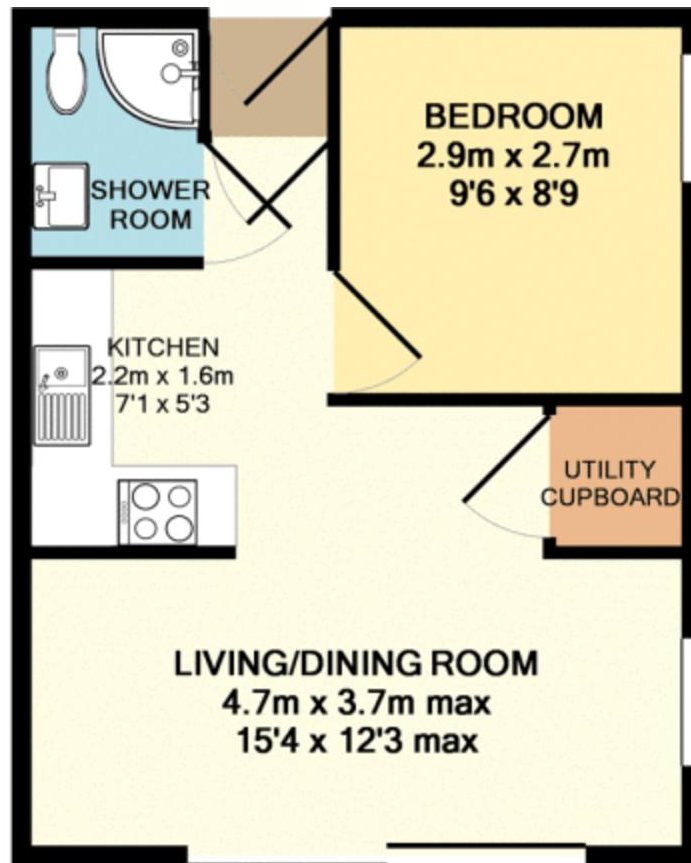
Leasehold Term : 125 years from and including 29 September 2010.

Ground rent: £250 per year (September to September)
Service Charge: £997 twice per year (March-Sept, Sept-March) Buildings insurance: £461 per year (March to March)

EPC rating - C.

Council tax - band A.





TOTAL APPROX. FLOOR AREA 31.3 SQ.M. (336 SQ.FT.)

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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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.