

BELVOIR!

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

Northcote Road, Bournemouth, Dorset BH1 4SQ



£1,100 Per Calendar Month

Call: 01202 430 108

belvoir.co.uk

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SECOND FLOOR 2 BED APARTMENT | ALLOCATED PARKING | NEW BATHROOM | NEW GAS BOILER | GAS CENTRAL HEATING | DOUBLE GLAZING

A well-presented and spacious two-bedroom second floor apartment, ideally located in a convenient residential area of Bournemouth and available immediately.

A security-controlled communal entrance door leads into the entrance foyer, with stairs rising to the second floor. A private front door opens into the apartment's hallway, which provides access to all principal rooms and includes a generous storage cupboard.

The property benefits from:

- bright and separate living room
- Two well-proportioned bedrooms
- kitchen/breakfast room with space for dining
- newly fitted, fully tiled modern bathroom

Heating and hot water are provided by a newly installed wall-mounted Glow-worm gas combination boiler, with gas central heating via radiators throughout. The flat is fully double glazed for added comfort and efficiency.

Externally, the property includes one allocated parking space, along with additional visitor parking.

Council Tax Band B

Early viewing is highly recommended.

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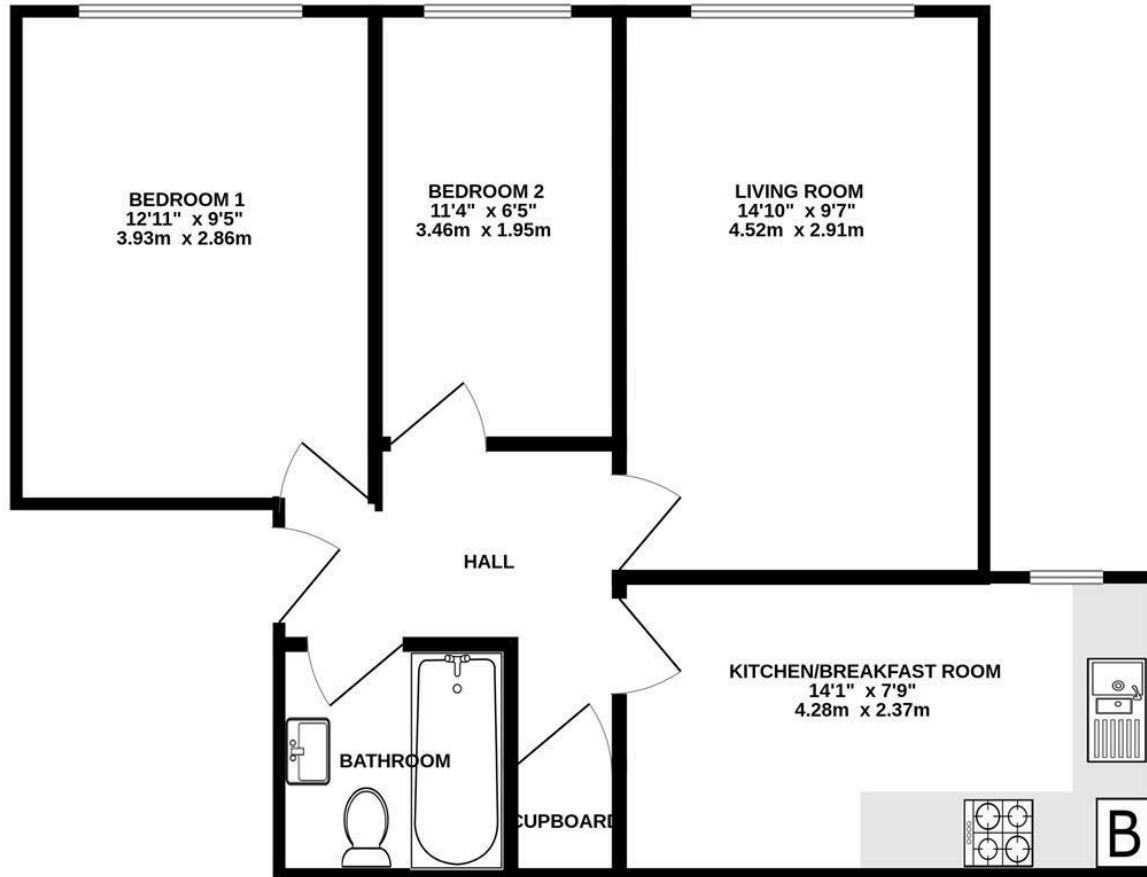


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SECOND FLOOR FLAT 541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC