



Feversham Avenue, Queens Park, Bournemouth BH8 9NL

£310,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS



Queens Park  
Golf Course

Bournemouth  
Hospital

Littledown  
Leisure Centre

JP Morgan  
Chaseside





## COMPETITIVELY PRICED - £50,000 OVERALL REDUCTION - Exceptionally Spacious Maisonette in the Heart of Queens Park

Nestled in the highly sought-after Queens Park area of Bournemouth, this exceptionally spacious maisonette offers the perfect blend of comfort, convenience and style. This delightful home is ideal for families or professionals seeking a peaceful retreat, yet being close to all amenities.

The property benefits from its own private ground entrance with stairs leading up to the first floor accommodation. An expansive lounge/dining room is found to the front elevation and offers ample space for sizeable seating and dining furniture. The kitchen is found to the rear and features an array of base and eye level units, providing plenty of storage space. There is also ample room for appliances, including space for a range cooker. A door from the kitchen leads out to a private balcony, which thanks to the development's elevated position enjoys far reaching views across the surrounding area. This is the perfect spot to relax and enjoy your morning coffee or unwind at the end of the day.

There is also a useful WC to the first floor level. A further staircase rises to the second floor landing where three generously sized double bedrooms are found, ensuring plenty of space for everyone, as well as a family bathroom. Bedroom One also features its own en suite shower room. Additional perks include two gated off-road parking spaces to the rear of the building, offering both security and convenience.

There are excellent transport links nearby and the wide range of shops, restaurants and facilities at Castlepoint are also close at hand. The picturesque Queens Park Golf Course is just a short walk away. There are also a number of well-regarded primary and secondary schools nearby, including the local grammar schools.

With no forward chain, this is a rare opportunity to secure a home in an enviable location.

## KEY FEATURES

- COMPETITIVELY PRICED - £50,000 OVERALL REDUCTION
  - Sought After Queens Park Location
- Exceptionally Spacious Maisonette with Private Entrance
  - Balcony to Rear
  - Three Double Bedrooms
  - En Suite Shower Room to Bedroom One
  - Two Gated Off Road Parking Spaces
- Close to Shops, Restaurants & Facilities at Castlepoint
  - Short Walk to Queens Park Golf Course
  - No Forward Chain





## ADDITIONAL INFORMATION

### Tenure

Leasehold - 159 years from December 2001, therefore approximately 135 years remaining

### Ground Rent

£250 per annum

### Maintenance

£1,703 per annum to include buildings insurance

### Council Tax

Band D - BCP Council



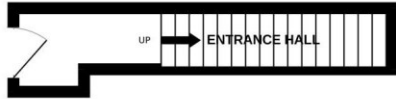




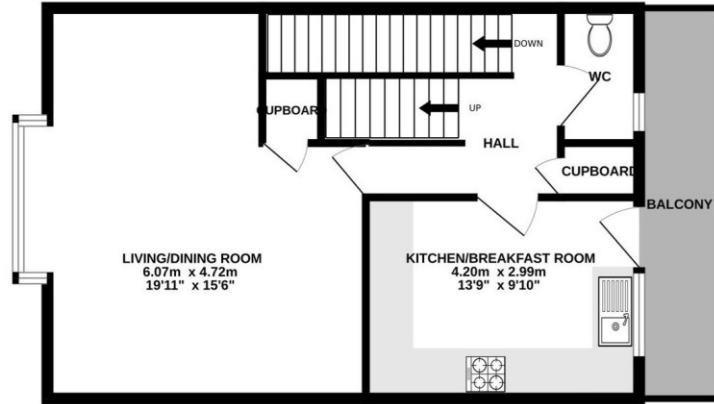


# FLOORPLAN

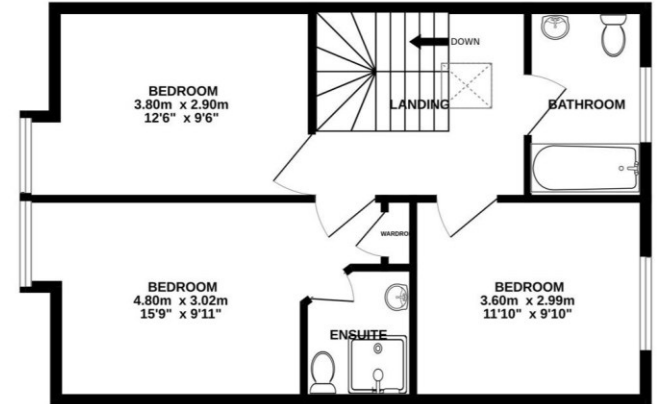
ENTRANCE FLOOR  
5.6 sq.m. (60 sq.ft.) approx.



1ST FLOOR  
53.1 sq.m. (572 sq.ft.) approx.



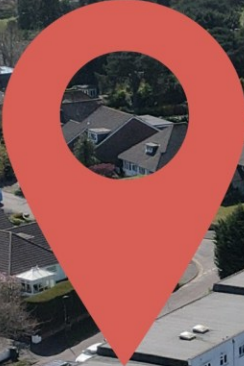
2ND FLOOR  
53.9 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA : 112.7 sq.m. (1213 sq.ft.) 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.

Bournemouth  
Town Centre



# Castlepoint Shopping Centre



Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ hello@mollaro.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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