



**Malmesbury Mews Malmesbury Park Place, Bournemouth BH8  
8FJ**

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fox & sons

**welcome to**

## **Malmesbury Mews Malmesbury Park Place, Bournemouth**

Fox & Sons are delighted to present this one-bedroom top-floor flat in Malmesbury Park Place, offering first come, first served parking, access to a communal bike shed, gas central heating, and UPVC double-glazed windows.



Fox & Sons are proud to bring to market this one bedroom top floor flat with parking (first come first serve). This property is part of a purpose built block built in 2007 in the ever popular area of Malmesbury Park Place, situated in a prime location between Springborne & Boscombe.

As you enter the flat into the hallway, the first room ahead is a well presented modern kitchen, with gas hobs, electric oven, fridge freezer & combination boiler.

The bathroom consists of a shower over bath, WC, hand wash basin. The double bedroom is adjacent with the window facing the rear aspect of the block and storage cupboard, followed by the living room.

This is a perfect first time purchase or buy to let opportunity. EICR and Gas safety compliant, sold with no forward chain. Great location to local utilities and commuters routes. Call Fox & Sons today to avoid disappointment 01202 512 606

### **Lounge**

15' 6" x 9' ( 4.72m x 2.74m )

### **Kitchen**

8' 5" x 5' 2" ( 2.57m x 1.57m )

### **Bedroom One**

11' 11" x 10' 3" ( 3.63m x 3.12m )



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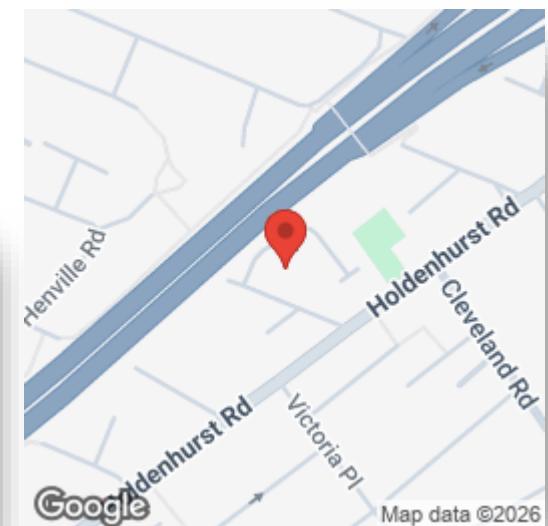
- One bedroom top floor flat
- Parking on a first come first serve basis
- Communal bike shed
- Long lease
- Close proximity to utilities and Bournemouth/Boscombe Beaches!

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1900.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WTN109369 - 0009



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