



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

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

- 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.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WTN109369 - 0009

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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