



Q Quinn & Co
ESTATE AND LETTING AGENTS

Queens Park Avenue, Bournemouth

- Approximately 4 years old
- One double bedroom ground floor flat
- Beautifully presented
- Fully fitted kitchen

£210,000

EPC Rating 'B'





Property Description

Built a few years ago, this beautifully presented one double bedroom ground floor flat is situated in Queens Park Avenue, Bournemouth.

The accommodation comprises of a lounge/diner with a fantastic fully fitted kitchen with appliances to include, fridge/freezer, washing machine, dishwasher, electric oven with induction hob and cooker hood, double doors from the lounge lead to a southerly facing patio, spacious double bedroom with a large walk-in storage cupboard and luxury bathroom.

Further benefits include, gas fired central heating, UPVC double glazing, private entrance, parking area and communal bike store.

The seller has informed us of the following.
Leasehold - approximately 121 years remaining.
Ground rent - £195 per year.
Maintenance - approx. £1,750 per year.
10 year Protek building insurance warranty that commenced 26th March 2021.

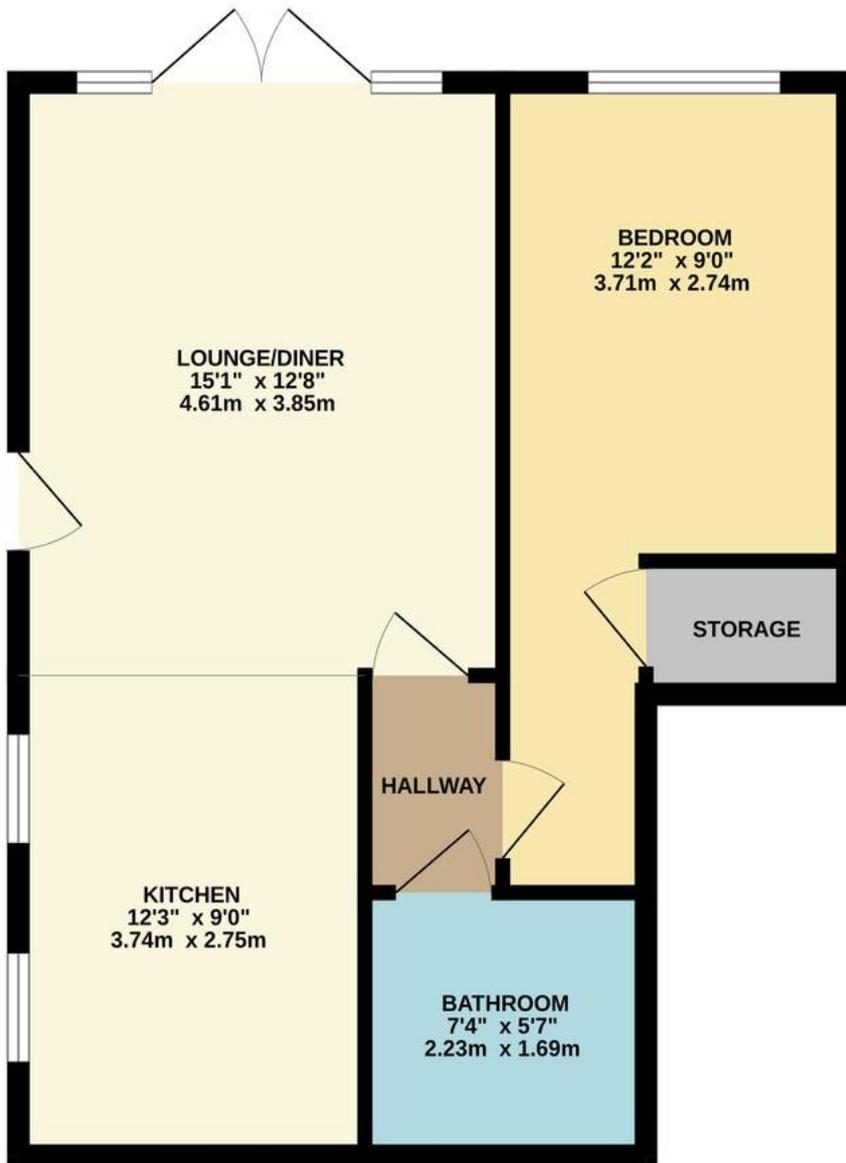


The current owner has permission from the freeholder/management company to have a cat in the flat.

Internal viewing comes highly recommended.



GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 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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