

BELVOIR!

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

Redhill Drive, Redhill, Bournemouth, BH10 6AF



Offers In Excess Of £180,000 Leasehold

Call: 01202 430 108

belvoir.co.uk

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NO FORWARD CHAIN | PURPOSE BUILT GROUND FLOOR FLAT | TWO DOUBLE SIZED BEDROOMS | SITTING/DINING ROOM WITH COVERED BALCONY | FITTED KITCHEN | BATHROOM | COMMUNAL PARKING | COMMUNAL GROUNDS

GAS HEATING VIA RADIATORS * DOUBLE GLAZED * OVER 930 YEARS LEASE REMAINING

The property is initially entered via a large entrance foyer with further door to rear communal grounds and a covered walkway to the front entrance door of the flat.

There is a 'L' shaped hallway.

The sitting/dining room has a large front aspect window and door to a covered balcony.

The kitchen has a matching range of wall and floor mounted cupboard units with roll edge work tops and tiled surrounds. Integrated gas hob with filter canopy over and electric oven under. Space and plumbing for washing machine. Space for upright fridge/freezer. Wall-mounted 'Worcester' gas combi boiler. Front aspect window.

There are two double sized bedrooms.

The bathroom is part tiled with a white suite comprising pedestal wash hand basin, close coupled WC and a panelled bath with rain/body showers. Window.

There is communal parking on a first come first served basis and well-kept communal grounds.

Leasehold: Remainder of a 999 year lease that commenced 24th June 1959

Service charge: £375.00 paid quarterly

Council tax band B

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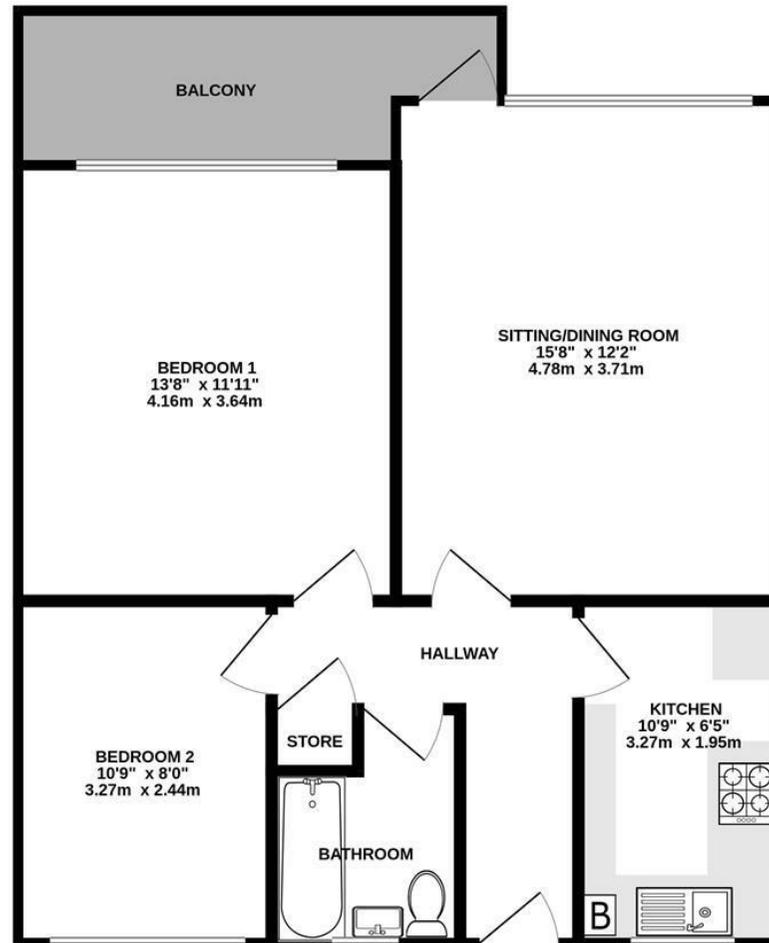


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GROUND FLOOR FLAT 613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 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	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC