

# BELVOIR!

Belvoir Bournemouth

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

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Asking Price £160,000 Leasehold

Call: 01202 430 108

[belvoir.co.uk](http://belvoir.co.uk)

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NO FORWARD CHAIN | FIRST FLOOR FLAT | RE-FURBISHED | SEPARATE LIVING ROOM | NEWLY FITTED KITCHEN | INTEGRATED APPLIANCES | DOUBLE BEDROOM | SHOWER ROOM | PETS ALLOWED | HOLIDAY LETS ALLOWED | NEW 999 YEAR LEASE | ALLOCATED PARKING FOR TWO CARS | PAVED GARDEN

GAS HEATING VIA RADIATORS \* DOUBLE GLAZED \* CLOSE TO BUS ROUTES & LOCAL AMENITIES

A private entrance door opens into the ground floor hall with a further door and stairs leading up to the first floor accommodation.

The landing has a modern glazed balustrade and doors to the living room, bedroom and shower room.

The living room has a large front aspect window and linking access to the kitchen.

The kitchen is brand new and comprises a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops with matching surrounds and an integrated 1.5 bowl sink unit. Integrated induction hob with electric oven under. Integrated fridge and freezer. Integrated washing machine.

The bedroom is double in size with a large rear aspect window.

The shower room is part tiled with a white suite comprising a pedestal wash hand basin, close coupled WC and shower cubicle with integrated shower. Cupboard housing a 'Worcester' gas combination boiler serving the heating and hot water.

There is a communal paved courtyard garden shared with the ground floor.

There is a large allocated parking area accessed from Priory View Lane.

Council tax band A

Tenure: The property will have a new 999 year lease

Ground Rent: £150.00 per annum

Service Charge: £225.00 per annum

Buildings Insurance £175.00 per annum

Boiler is approximately 6 years old and last serviced in June 2025

All new electrical circuits and fuse board

Pets are permitted

Holiday letting permitted

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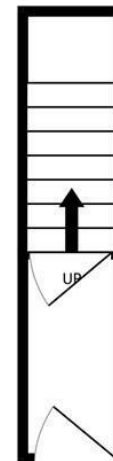
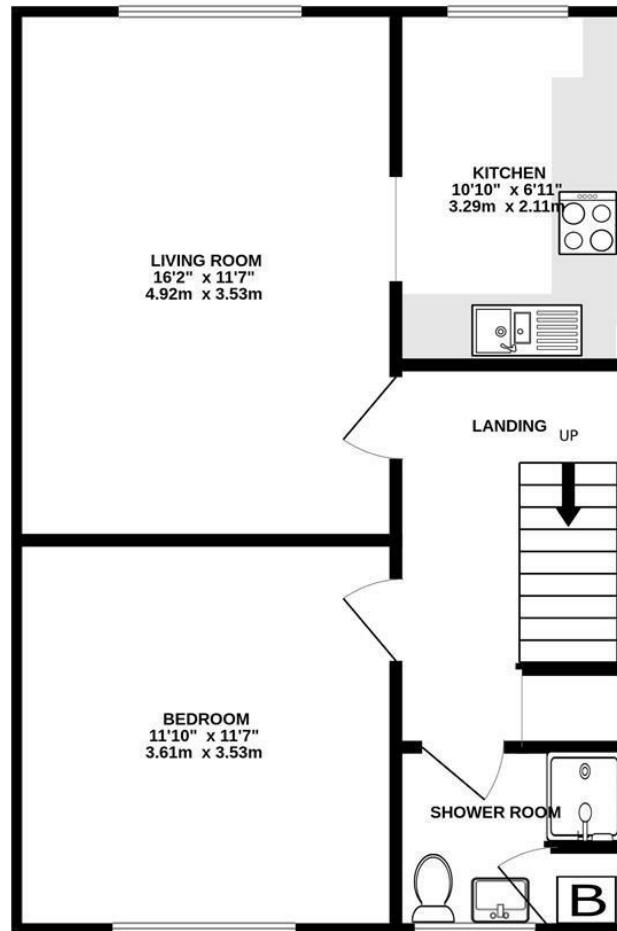
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DREAM DOORS  
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## FIRST FLOOR FLAT 559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC