

BELVOIR!

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

Dean Park Road, Dean Park, Bournemouth, Dorset BH1 1HY



Asking Price £150,000 Leasehold

Call: 01202 430 108

belvoir.co.uk

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A VERY SPACIOUS PURPOSE BUILT TOP FLOOR FLAT | STAIRS & LIFT ACCESS | SHORT WALK TO BOURNEMOUTH CENTRE | 21ft7 x 10ft11 LIVING/DINING ROOM | 17ft9 x 9ft11 BEDROOM | SEMI-OPEN PLAN KITCHEN | LARGE FULLY TILED BATHROOM | ELECTRIC HEATING | DOUBLE GLAZED

131 YEARS REMAINING ON THE LEASE * COMMUNAL PARKING ON A FIRST COME BASIS WITH A PARKING PERMIT

A communal security controlled entrance has stairs and lift taking you to the top floor level where a private entrance door leads into the hall.

The living/dining room is very spacious and has semi open-plan access to the kitchen which comprises a matching range of wall and floor mounted cupboard units with wooden effect roll edge work tops and tiles surrounds. Matching peninsular bar. Inset single drainer stainless steel 1.5 bowl sink unit. Integrated electric hob with extractor over and oven under. Space for additional appliances.

The bedroom is huge and has a recessed wardrobe with mirrored sliding doors.

The bathroom is fully tiled to all walls with a white suite comprising wash hand basin, concealed cistern WC and a 'P' shaped bath with shower and shower side screen.

There are some communal parking spaces with a parking permit on a first come first served basis.

There are garages of various sizes to rent through the managing agent. These are subject to availability and waiting lists.

Tenure: The flat is Leasehold and has the remainder of a 144 year lease that commenced 5th August 2013.

Service Charge: £2252.00 per annum.

Ground rent: £350.00 currently per annum.

Council tax band B

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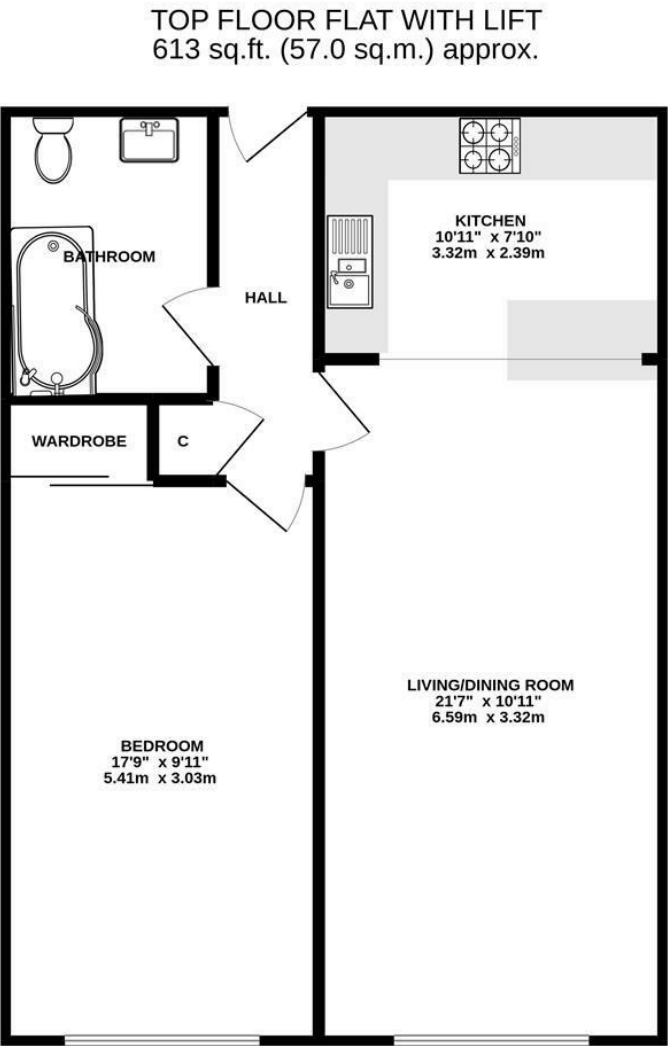
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TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC