

BELVOIR!

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

Derby Road, Bournemouth, BH1 3QB



By Auction £170,000 Leasehold - Share of
Freehold

Call: 01202 430 108

belvoir.co.uk

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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Beautiful Two Double Bedroom Character Apartment with Private Courtyard & Share of Freehold

A rare opportunity to acquire this beautifully presented **ground floor character apartment**, set within an attractive period property in a highly sought-after location less than a mile from both Bournemouth and Boscombe town centres and just a short walk from Boscombe Beach.

Combining period charm with modern living, the property offers a spacious bay-fronted lounge overlooking attractive communal gardens, a contemporary fitted kitchen with direct access to a private courtyard, two generous double bedrooms and a stylish modern bathroom with shower over bath.

Outside, residents benefit from attractive communal gardens, allocated off-road parking, private outdoor space and additional storage shed potential.

The location is ideal for both homeowners and investors, with award-winning beaches, Boscombe Pier, restaurants, cafés, transport links and town centre amenities all within easy reach.

Key Features

- * Two Double Bedrooms
- * Ground Floor Character Apartment
- * Attractive Period Property
- * Spacious Bay-Fronted Lounge
- * Modern Fitted Kitchen
- * Private Courtyard Accessed from Kitchen
- * Modern Bathroom with Shower Over Bath
- * Allocated Off-Road Parking Space
- * Space for Storage Shed
- * Attractive Communal Gardens
- * Share of Freehold
- * Pets Permitted
- * Approx. 600m Walk to Boscombe Beach
- * Walking Distance to Bournemouth & Boscombe Town Centres
- * Vendor Advises Short-Term Holiday Lets Are Permitted*

Tenure: Share of Freehold

Service charge: £2100.00 per annum

Council tax band: B

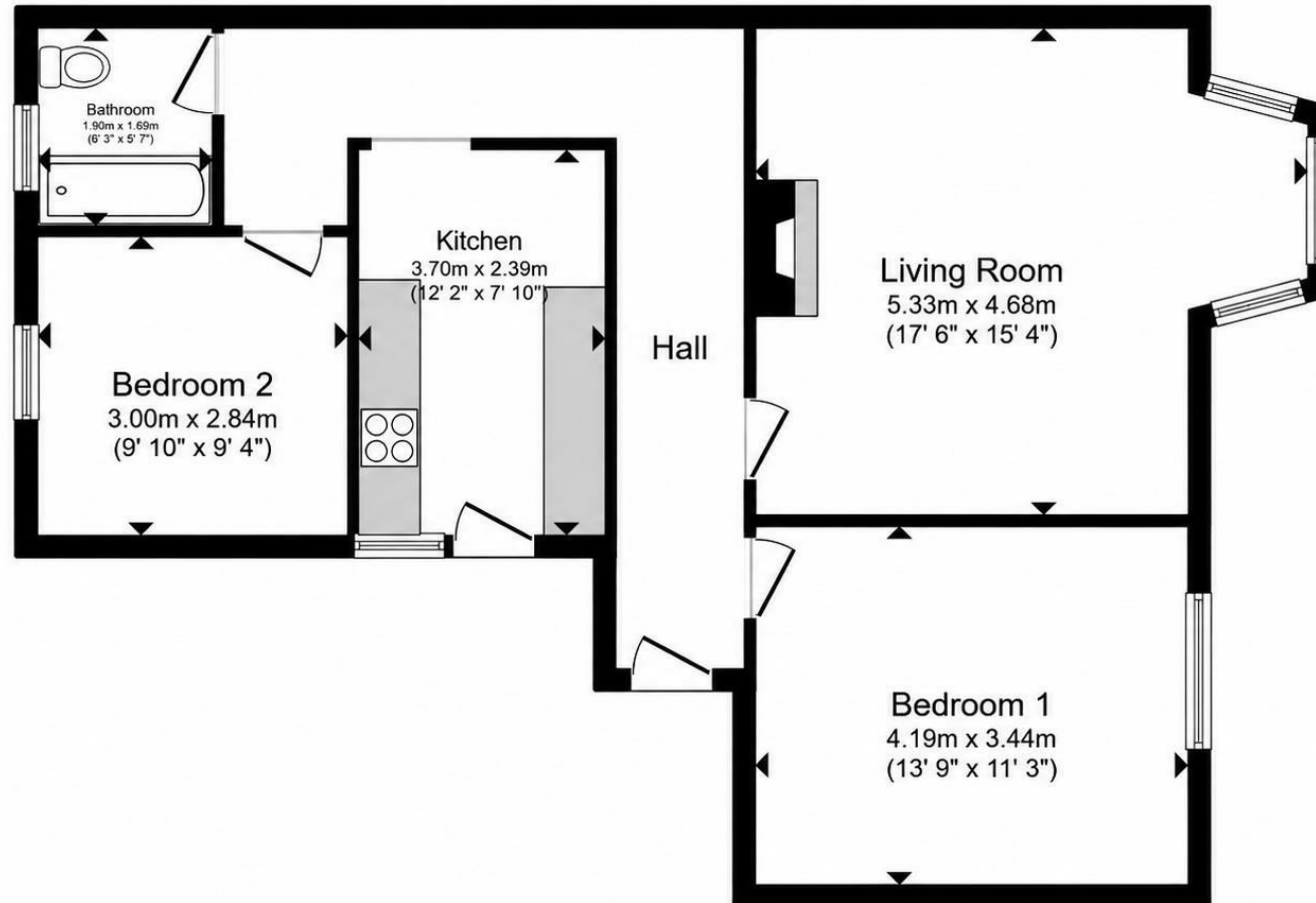
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		
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