

BELVOIR!

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

The Crescent, Bournemouth, BH1 4EX



£1,200 Per Month

Call: 01202 430 108

belvoir.co.uk

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A VERY QUIRKY AND UNIQUE CHARACTER ATTIC FLAT | AVAILABLE NOW | PRIVATE ROOF TERRACE | TWO DOUBLE SIZED BEDROOMS | LIVING ROOM | DUAL ASPECT KITCHEN | BATHROOM | LOCAL ON STREET PARKING ONLY | GAS HEATING VIA RADIATORS | DOUBLE GLAZED WINDOWS

LOCATED VERY CLOSE TO BOSCOMBE SHOPS AND BUS ROUTES * ROOF TERRACE OVERLOOKING A LOCAL GREEN AREA * PETS PERMITTED

A communal entrance door opens into an entrance area with stairs only leading upto the top/second floor attic flat.

There is a useful section of the hall which provides good storage and could accommodate a small computer desk.

The living room has a large velux window and good sized storage cupboard. Doors from here lead to the second bedroom and to the kitchen.

The kitchen is irregular in shape with dual aspect velux windows and door leading out to a private roof terrace overlooking a local green area. The kitchen has a range of base units with roll edge work tops incorporating an inset single drainer sink unit. Electric hob with oven under.

There are two irregular shaped double sized bedrooms, one with a cupboard housing a gas combination boiler serving the heating and domestic hot water.

The bathroom is part tiled comprising a wash hand basin, close coupled WC and panelled bath with shower mixer taps, rail and curtain. Velux window.

Local on street parking only.

Council tax band A

BELVOIR!

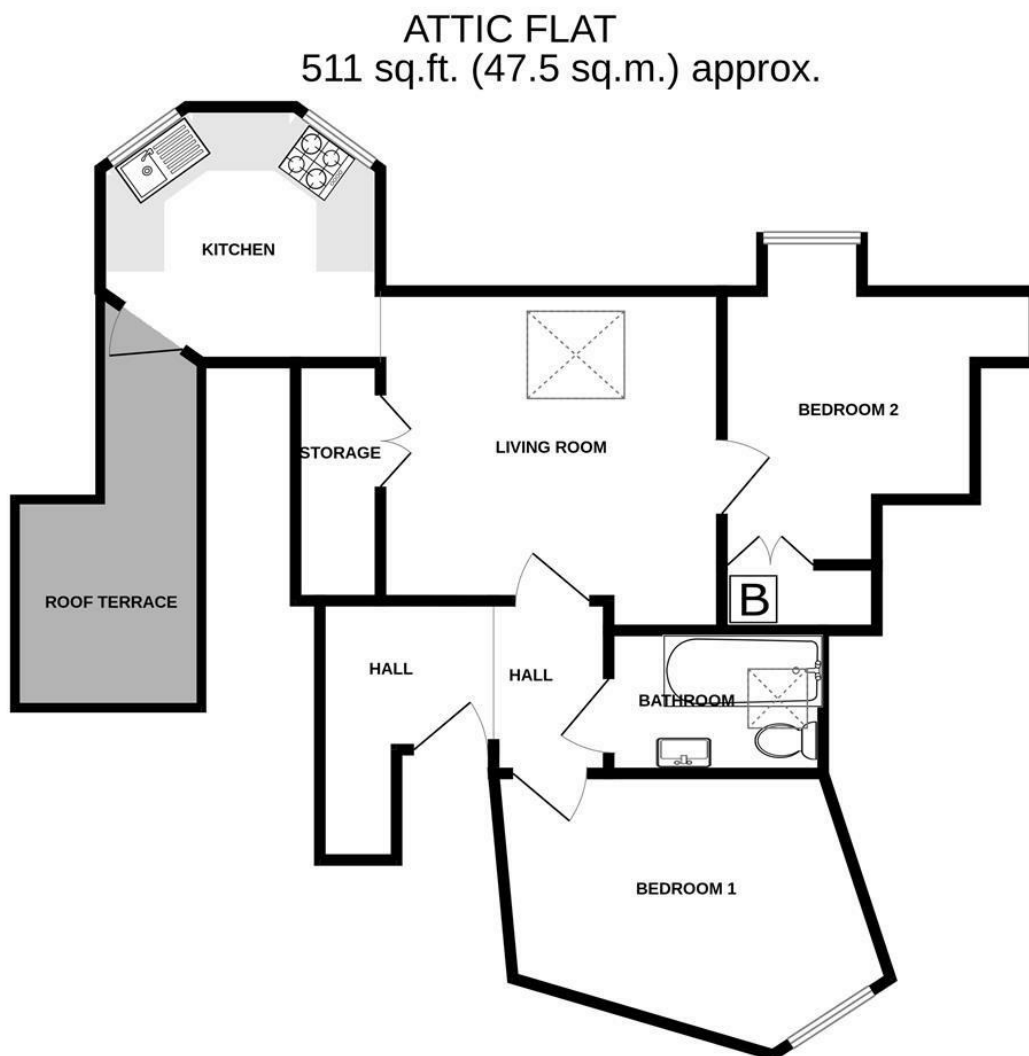
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TOTAL FLOOR AREA : 511 sq.ft. (47.5 sq.m.) approx.

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