

# BELVOIR!

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

Boundary Road, Bournemouth, BH10 4HQ



Asking Price £180,000 Leasehold

Call: 01202 430 108

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



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FIRST FLOOR GARDEN MAISONETTE | LIVING ROOM WITH BAY WINDOW | FITTED KITCHEN | DOUBLE SIZED BEDROOM | BATHROOM | GROUND FLOOR ENTRANCE LOBBY | PRIVATE GARDEN | GAS HEATING VIA RADIATORS | DOUBLE GLAZING

EASY ACCESS TO BUS ROUTES \* VERY CLOSE TO LOCAL SHOPS

The front entrance door opens into the entrance lobby with stairs leading up to the first floor accommodation.

There is a side aspect window on the landing and doors to all rooms.

The living room benefits from a large front aspect bay window.

The kitchen has a matching range of wall and floor mounted cupboard units with contrasting roll edge work tops incorporating an inset single drainer sink. Integrated induction hob with extractor over and oven under. Space for other appliances. 'Glow-worm' gas combination boiler. Rear aspect window.

The bedroom is a good sized double with built-in wardrobe and rear aspect window.

The bathroom is part tiled with a white suite comprising pedestal wash hand basin, close coupled WC and panelled bath with shower hose mixer taps and shower side screen. Heated towel ladder. Front aspect window.

There is a private enclosed garden to the rear being part laid to paving and part laid to lawn.

Tenure: Leasehold with the remainder of a 999 year lease that commenced in 2021

Service charge: £350.00 per annum which needs to be confirmed

Ground rent: £50.00 to £100.00 per annum which needs to be confirmed

Council tax band A



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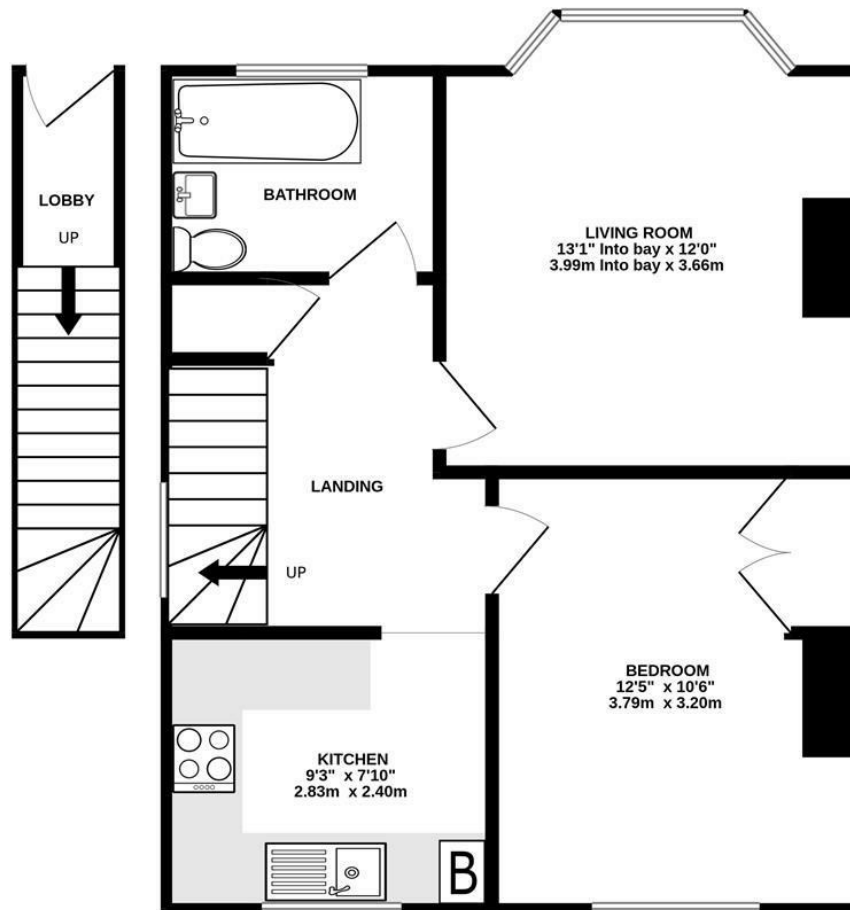
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## FIRST FLOOR FLAT 519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.3 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	67	74
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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