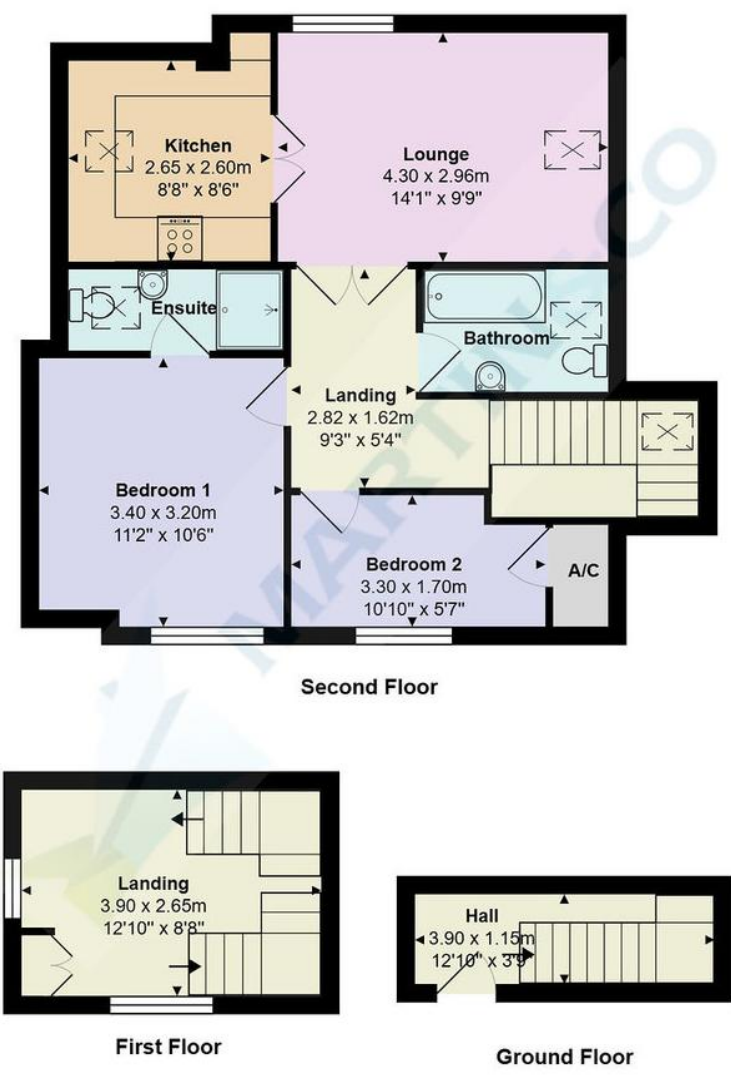


Property Location
Bournemouth



Total Area: 71.0 m² ... 765 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Queens Park South Drive

Asking Price Of £245,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**





MARTIN&CO

2 Bedroom Apartment

Two Bathrooms

Across 3 Floors

Lounge/Kitchen

Off Street Parking

New Lease To be Granted

Share Of Freehold

Ideal First Time Buy

Hard Flooring Throughout

Private Entrance



Why you'll like it

Welcomed to the market by Martin and Co is this unique 2 bedroom apartment spread across three floors in Queens Park. This area was formed as part of an expanse of heathland that stretched from Dorchester to the New Forest. it is now a popular place for many to call home.

To the front of the property we find a gravel driveway with a parking space for one car and section of outside space to the rear, and modern composite front door. As we step inside we find a staircase case that leads us to the first and second floors. As we make our way up the staircase to the first floor landing area, there is plenty of space for storage and is the place to kick off the shoes after work. Continue on to the second floor and we find the hallway to the property that leads us to all principle rooms in the property.

The oak floor runs from the hallway, into both bedrooms and the lounge. The master bedroom benefits from an En-suite with hand wash basin, W/C, tiled floor and shower unit with glass doors. The second bedroom would make an ideal children's room, home office, and has built -in shelves for added storage.

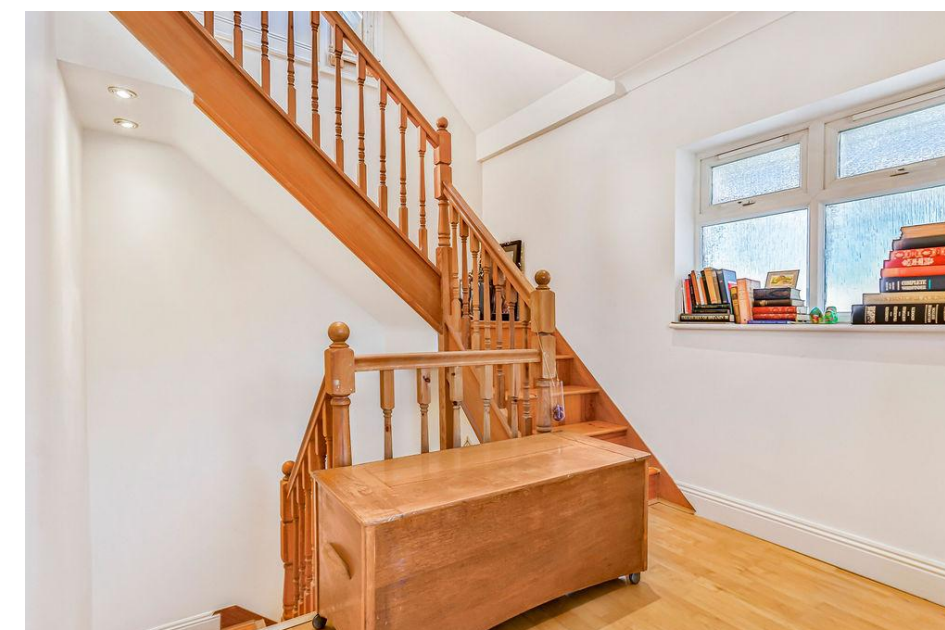
The main bathroom offers a tiled floor, full size bathtub, hand wash basin, and W/C. The Velux window provides added ventilation and a chrome heated towel rail completes the bathroom.

The bright living area is a warm space to come home to with Velux windows, and space for all the lounge furniture. Double doors take you through in to the modern fitted kitchen, boasting integrated fridge freezer, dark work tops, under and over counter cupboards, space for the washing machine, oven and gas hob.

The property is located just a short distance from amenities that can be found in Springbourne, Charminster and access to motorways in and out of Bournemouth is just moments away from the property. Queens Park is conveniently positioned just a short stroll from the property where you can enjoy a round of golf at the ex-championship course, explore the modern playground with natural materials, or take a leisurely stroll through the park's woodland and green spaces.

Agent Notes

Tenure – Share of the Freehold
Lease – New lease to be Granted on completion of 999 years
Service Charge – On an as and when basis
Ground Rent £0 per annum
Pets permitted – With Permission
Holiday Lets Permitted – No
Council Tax Band - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

