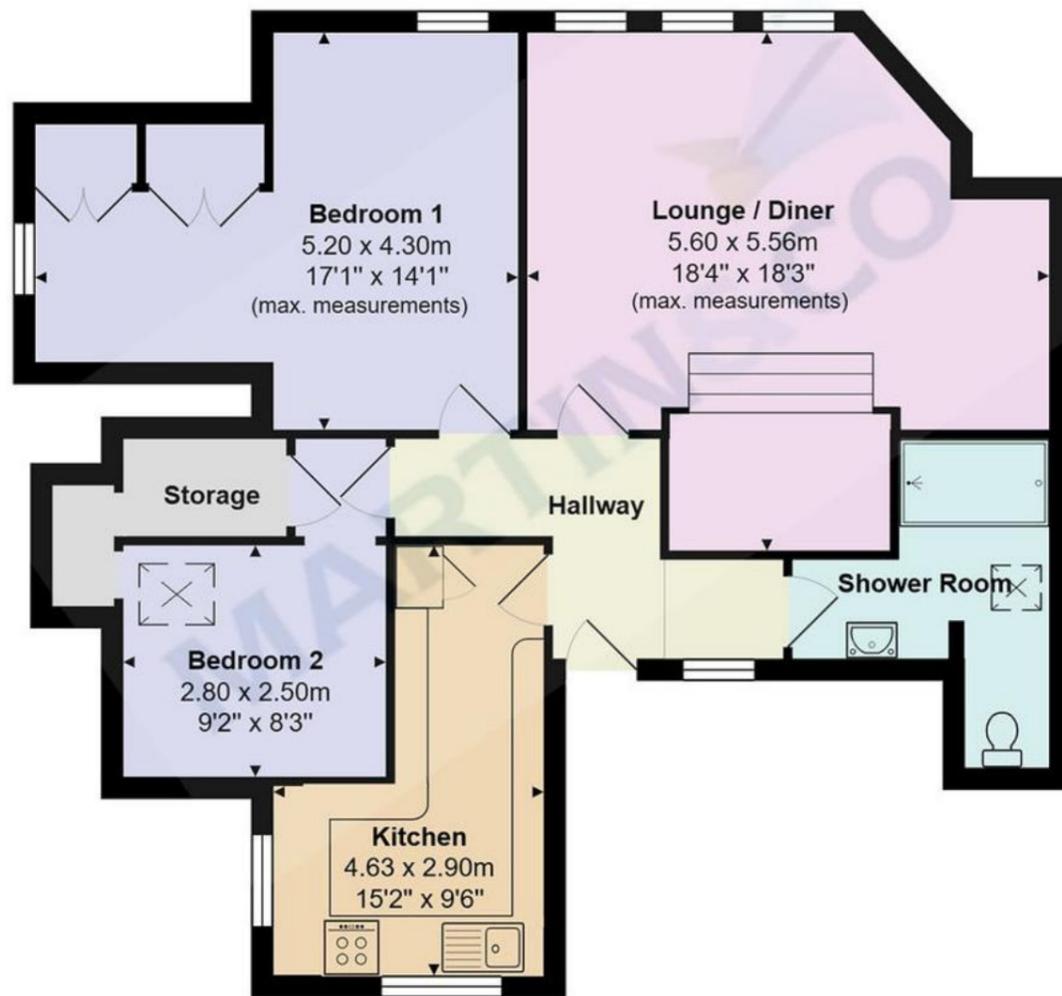


Property Location Queens Park



Total Area: 78.1 m² ... 841 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 West Drive

Asking Price Of £290,000

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

01202559922

<http://www.bournemouth.martinco.com>



- Top Floor
- Prestigious Location
- Sought-After Residential Area
- Period Building With Character
- Two Spacious Double Bedrooms
- Modern Fitted Kitchen
- Overlooking Queens Park
- Ideal Home
- Great Investment Opportunity
- Stylish Bathroom Suite
- Excellent Condition Throughout



Why you'll like it

Situated in a highly sought-after and prestigious Queens Park location, this quirky and characterful top-floor apartment is set within an attractive period building overlooking the park.

The property is presented in excellent condition throughout and offers well-proportioned accommodation with a real sense of charm. The living space is bright and inviting, enhanced by exposed beams and character features that give the apartment a unique and stylish feel.

There are two generous double bedrooms, ideal for sharers, guests or home working, along with a well-appointed bathroom and a modern kitchen that complements the property's character.

Residents benefit from well-maintained communal gardens, providing a peaceful outdoor space rarely found so close to the town centre. Queens Park itself is directly opposite, offering beautiful green space, cafés and leisure facilities, while Bournemouth town centre, transport links and local amenities are all easily accessible.

This exceptional apartment combines location, character and condition, making it an ideal home or investment opportunity in one of Bournemouth's most desirable areas.

Agent Notes -
 Share Of Freehold
 Underlying Lease Length - 255 Years Remaining
 Service Charge- £1020
 Ground Rent- £0
 Council Tax Band- C
 EPC- D

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

