

Property Location
Bournemouth



Total Area: 70.5 m² ... 759 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 £250,000

Martin & Co Bournemouth
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- Very Well Presented
- En-Suite To Master Bedroom
- Spacious Lounge/Dining
- View Of Queens Park Golf Course
- Course
- Allocated Parking
- Bicycle Store
- Close To Train Station
- Convenient Location
- Top Floor Flat
- No Forward Chain



Why you'll like it

A very well presented TOP FLOOR apartment situated in the prestigious Queens Park area of BOURNEMOUTH, secure intercom ENTRY SYSTEM, TWO double BEDROOMS, TWO BATHROOMS, fully fitted KITCHEN, spacious LOUNGE/DINER allocated PARKING, walking distance to BOURNEMOUTH train station.

This beautifully presented, top floor apartment is situated in the sought after Queens Park West Drive in Queens Park and would make the perfect first time buy or buy to let investment. The property comprises of a fully fitted kitchen benefitting from floor and wall mounted storage units, integrated gas hob, electric oven, intergraded fridge freezer and washing machine. The lounge/diner is a spacious area with views overlooking queens park golf course. There are two double bedrooms, a spacious master bedroom with built in wardrobes and ensuite and a fully tiled bathroom with shower over the bath, wash basin and WC. Outside offers parking for residence and visitors.

Agents Notes:
Tenure: Leasehold
Lease: 105 Years Remaining
Ground Rent: 250
Service Charge: £1,020 Per Annum
Council Tax: Band: C
Holiday Lets - Not Permitted
Pets - Permitted

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

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

