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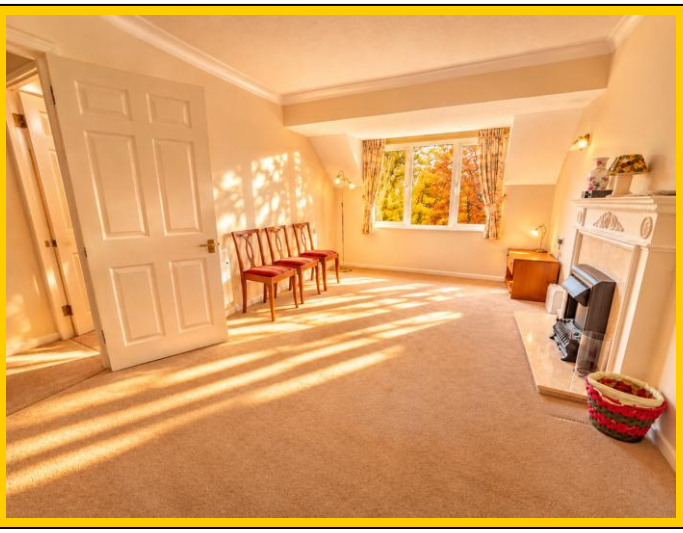
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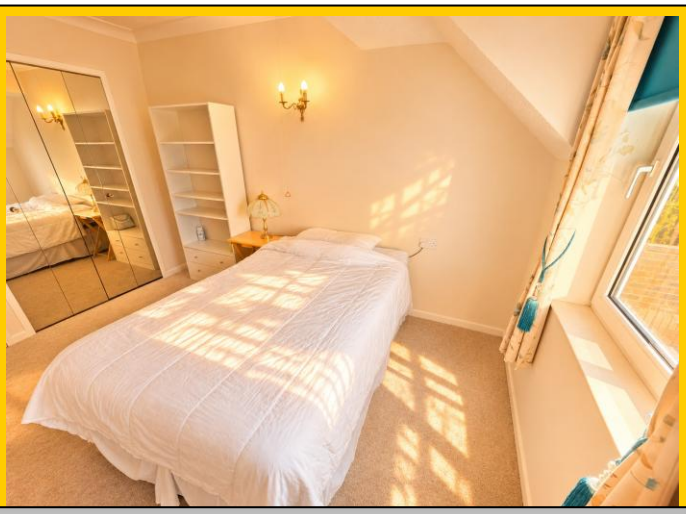
ONE BEDROOM FLAT
For The Over 60's

£75,000









Parkview Court, 18 Queens Park West Drive, Bournemouth, BH8 9DA

- First Floor Lift Served
- 37 Sq' M / 398 Sq' Ft
- One Double Bedroom
- Lounge with Arch to Kitchen
- Tilt-&-Turn Windows
- Hallway with Storage Cup'd
- Vacant & Chain Free

- Leasehold
- 88-Year Lease Remaining
- Ground Rent £496.44pa
- Maintenance: £2570.72pa
- House Manager
- On-Site Resident Facilities
- Council Tax Band C

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Parkview Ct, 18 Queens Park West Dr, Bournemouth, BH8 9DA

Communal entrance leading to stairs, lift and landings. The flat lies on the first floor. Front door leads into:

Entrance Hallway: Coved and textured ceiling with ceiling light point and entry phone receiver. Hatch providing access to roof space. Airing cupboard housing pre-lagged hot water cylinder, electric meter and fuse board with shelved storage.

Lounge / Diner: **15' 5 x 10' 6 / 4.71m x 3.20m (approx').**
Coved and textured ceiling with two wall light points. UPVC double-glazed tilt-and-turn windows to rear aspect overlooking communal grounds. Fire surround with flame effect fire, electric heater, television point and telephone point. Archway through to:

Kitchen: **7' 3 x 5' 7 / 2.21m x 1.7m (approx').**
Coved and textured ceiling with wall light point. A range of wall and base mounted units with work surfaces over and under lighting. Single bowl single drainer sink unit. Space for electric cooker, space for fridge / freezer, splash back tiling & extractor.

Bedroom: **12' 2 x 8' 9 / 3.71m x 2.67m (approx').**
Coved and textured ceiling with wall light points. UPVC double-glazed tilt-and-turn window to rear aspect overlooking communal grounds. Mirror fronted fitted wardrobes with hanging rail and further storage over. Electric heater point.

Wet Room: **6' 7 x 5' 4 / 2.01m x 1.63m (approx').**
Coved and textured ceiling with wall light point and fitted extractor fan. Walk-in shower area with thermostatic shower, glass shower screen and grab handle. Vanity unit with inset wash hand basin and mixer tap. Low-level WC, storage unit and heated ladder style heated towel rail.

Further Information: **The property has the benefit of guest facilities, communal lounge, communal laundry, care line and in house manager.**

Outside: The property is set in well-presented and maintained communal grounds with established and mature trees and well stocked bushes and shrubs. Casual off road resident and visitor parking.

Tenure: **Leasehold 88 Years remaining**
Maintenance: **£2570.72 per annum**
Ground Rent: **£496.44 per annum**
Council Tax: **Band C**


Park
View
Court









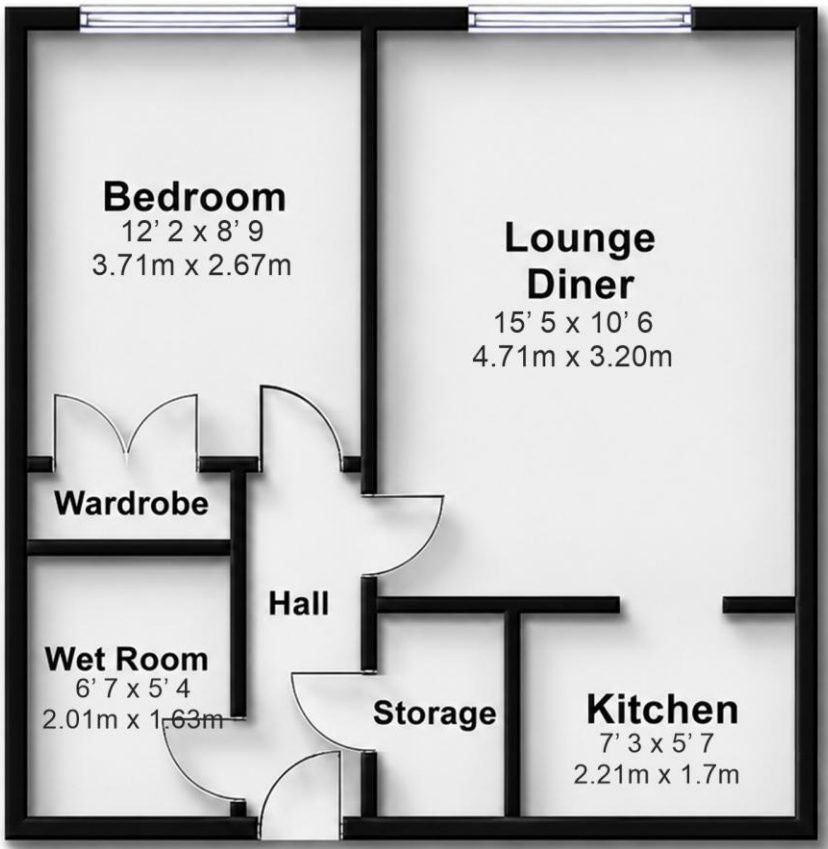






First Floor
Lift Served

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37 Sq'M
398 Sq'Ft

