



Roberts

Sales, Lettings & Block Management

BALCONY APARTMENT

£260,000



Queens Park Gardens, Queens Park, Bournemouth, BH8 9BN

- **Queens Park Location**
- **Two Double Bedrooms**
- **En-Suite & Family Bathroom**
- **Lounge with Doors to Balcony**
- **Modern Fitted Kitchen**
- **63 Sq Metres / 678 Sq' Feet**
- **Allocated Parking**

- **Leasehold**
- **122-Years Remaining**
- **Maintenance £2,140pa**
- **Ground Rent £316pa**
- **EPC B-Rating**
- **Council Tax Band B**
- **Close to Park Land**

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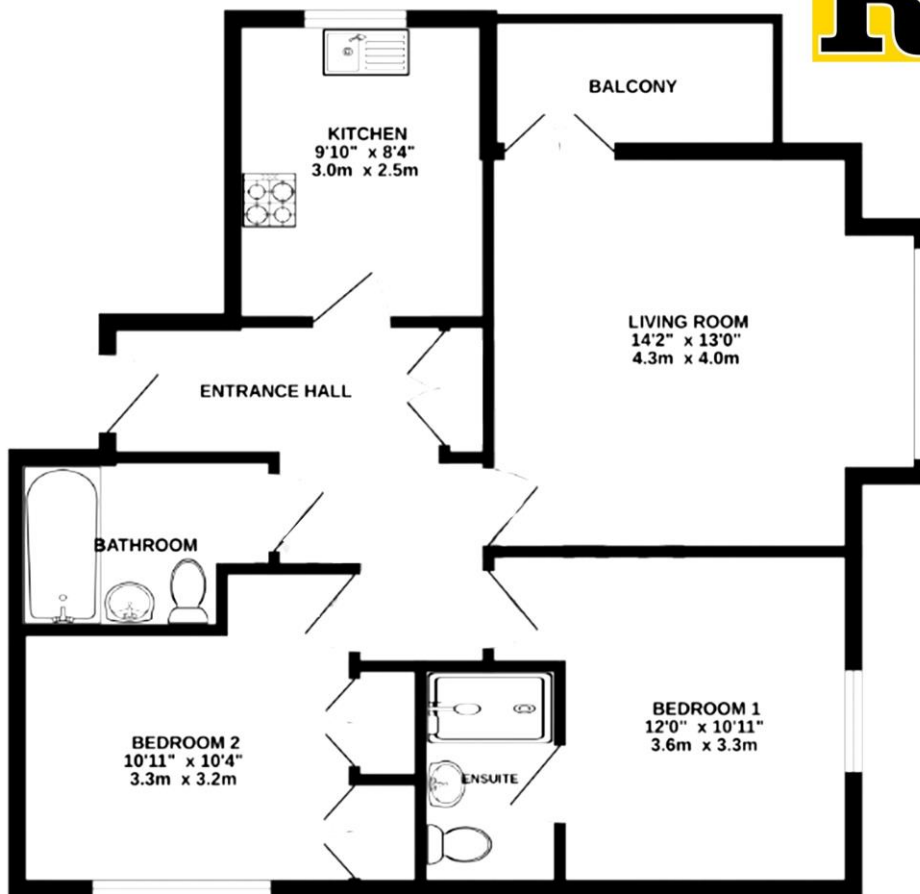
Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Queens Park Gardens, Queens Park, Bournemouth, BH8 9BN:

Communal entrance leads to stairs & landings. The apartment lies on the first floor.

<u>Entrance Hallway:</u>	L-shaped hallway with plain ceiling with recessed down lighting and fitted smoke detector. Audio visual entry phone receiver. Fitted cloaks and storage cupboard. Single panelled radiator.
<u>Lounge / Diner:</u>	<u>14' 2 x 13' / 4.32m x 3.96m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and feature UPVC double-glazed double casement doors to private balcony. Double panelled radiator and telephone / television / media point.
<u>Private Balcony:</u>	<u>8' 10 x 5' 4 / 2.69m x 1.63m (approx')</u> . Having glass and chromed balustrade and to a westerly aspect.
<u>Kitchen:</u>	<u>9' 10 x 8' 4 / 2.99m x 2.54m (approx')</u> . Plain ceiling with recessed down lighting. UPVC double-glazed window to front aspect. A range of wall and base mounted units with work surfaces over and under lighting. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with four-burner gas hob and cooker hood over (all in stainless steel). Integrated appliances including: washer drier, fridge / freezer and slimline dishwasher. Cupboard housing wall mounted gas central heating combination boiler. Splash back tiling, shelved storage, breakfast bar and tiled flooring.
<u>Bedroom One:</u>	<u>12' x 10' 11 / 3.66m x 3.33m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed window to side aspect and double panelled radiator. Door leading to:
<u>En-suite Shower Room:</u>	<u>7' 2 x 4' 6 / 2.18m x 1.37m (approx')</u> . Plain ceiling with recessed down lighting and fitted extractor. Double shower with thermostatic shower valve. Wash hand basin and mixer tap. Low level WC. Fully tiled walls and tiled flooring and ladder style heated towel rail.
<u>Bedroom Two:</u>	<u>10' 11 x 10' 4 / 3.33m x 3.15m (approx')</u> . Plain ceiling with ceiling light point. UPVC double-glazed window to rear aspect and double panelled radiator. Fitted his and hers wardrobes.
<u>Bathroom:</u>	<u>8' 4 x 6' 6 / 2.54m x 1.98m (approx')</u> . Plain ceiling with recessed down lighting and fitted extractor. Panelled bath with shower mixer tap over. Wash hand basin and mixer tap. Low level WC. Fully tiled walls and tiled flooring and ladder style heated towel rail.
<u>Outside:</u>	The property sits in well-presented and well-maintained communal grounds. One allocated parking space conveyed to the property.
<u>Tenure:</u>	Leasehold: 122-Years remaining
<u>Charges:</u>	£2,140 p/a maintenance £316 p/a ground rent. Council tax band B





R **Roberts**
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63 Square Metres
678 Square Feet
First Floor