



Roberts

Sales, Lettings & Block Management

Character Conversion

£200,000



Queens Park West Drive, Queens Park, Bournemouth, BH8 9BZ

- **First Floor Character Flat**
- **Superb Parkland Outlook**
- **Two Bedrooms**
- **Lounge Reception with Bay**
- **Separate Kitchen**
- **White Suite Bathroom**
- **Allocated Parking**

- **Leasehold**
- **100-Years Remaining**
- **Maintenance £1,755pa**
- **Ground Rent £200pa**
- **Council Tax Band B**
- **GCH, UPVC DG, EPC C**
- **Ideal First Time Buy**

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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 West Drive, Queens Park, Bournemouth, BH8 9BZ:

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

**Entrance
Hallway:**

Being L-shaped with plain corniced ceiling with ceiling light point and mains wired smoke detector. Entry phone receiver and feature panelled radiator. Cupboard housing electric meter/ consumer unit.

Lounge / Diner: **12' 5 x 12' 3 / 3.78m x 3.73m (approx').**

Plain corniced ceiling with ceiling light point. UPVC double-glazed bay window to front aspect. Feature panelled radiator. Broadband and telephone points.

Kitchen: **9' 1 x 5' 8 / 2.77m x 1.73m (approx').**

Plain corniced ceiling with ceiling light point and mains wired heat detector. UPVC double-glazed window to front aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit with mixer tap. Integrated electric oven with induction hobs and cooker hood. Integrated fridge / freezer and integrated washing machine. Cupboard housing gas central heating combination boiler. Splash back tiling and feature panelled radiator.

Bedroom One: **11' 4 x 10' 4 / 3.45m x 3.15m (approx').** Plain corniced ceiling with ceiling light point. UPVC double-glazed window to side aspect. Feature panelled radiator.

Bedroom Two: **10' 4 x 7' 4 / 3.15m x 2.24m (approx').**

Plain corniced ceiling with ceiling light point. UPVC double-glazed window to side aspect. Feature panelled radiator.

Bathroom: **8' 3 x 4' 10 / 2.51m x 1.47m (approx').** Plain corniced ceiling, ceiling light point and fitted extractor. Frosted UPVC double-glazed window to rear aspect. Panelled bath with shower mixer tap and fitted shower screen. Pedestal wash hand basin with mixer tap, shaver point and low-level WC. Aqua panelling to area around bath with further splash back tiling and ladder style heated towel rail.

Outside: The property sits in well-presented grounds with an array of mature and established bushes, trees and shrubs. The property benefits from one allocated off road parking space.

Tenure: Leasehold with 100-years remaining on the lease
Charges: Annual maintenance charge of £1,755pa which includes buildings insurance, gardening, cleaning of internal communal areas and sinking fund.

Ground Rent: £200 pa **Council Tax:** Band B





