

QUEENS PARK SOUTH DRIVE

QUEENS PARK



£265,000
SHARE OF FREEHOLD

paulwatts

QUEENS PARK SOUTH DRIVE QUEENS PARK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- SPACIOUS TOP FLOOR FLAT in modern block
- Convenient location opposite trees of Queens Park
- Handy for travelling into and out of town
- Large lounge with BALCONY
- Very well fitted kitchen with integrated appliances
- 2 DOUBLE BEDROOMS

SPACIOUS (85 sq m) TOP FLOOR FLAT in modern block opposite trees of Queens Park, very convenient for travelling into town centre and out of town. LARGE LOUNGE WITH BALCONY. Very well fitted kitchen. SMARTLY PRESENTED AND NO FORWARD CHAIN.

QUEENS PARK SOUTH DRIVE QUEENS PARK

SPACIOUS TOP FLOOR FLAT in this very smart block of just 14 flats right opposite the trees of Queens Park

Built in 2007, The Chase occupies a very convenient location, ideal for anyone using the Wessex Way to commute, or working at several large employers that are within walking distance, such as J P Morgan

Flat 15 is the largest flat in the block, on the second floor which is accessed via both stairs and passenger lift.

The flat is conveyed with a share of the freehold of The Chase and a 125 year lease commencing March 2007. The block is self managed and the current annual service charge is a very reasonable £1000 per annum

The lounge/diner is a lovely large room, with doors out to a BALCONY overlooking the trees of the park and Velux window to the side

An opening leads through to the separate kitchen, which is fitted with an excellent range of units and polished granite work surfaces. There is a full range of integrated appliances:- wide electric oven, 5-ring gas hob, microwave, dishwasher, fridge, freezer and washer/dryer

Bedroom 1 has a JULIETTE BALCONY, an EN SUITE SHOWER ROOM fitted with a white Villeroy and Boch suite, and fitted wardrobes to one wall

The second bedroom is also a double size, and has an extensive range of power sockets, and a feature double glazed apex window

It is adjacent to the bathroom, fitted with a white Villeroy and Boch suite Gas central heating is provided by an Ariston gas-fired boiler The Chase has a COMMUNAL GARDEN laid to lawn with mature hedging for seclusion, and there is a lockable cycle store and bin store

One parking space is allocated, to the rear of the block

Queens Park is lovely tree-lined area, centred on the renowned Queens Park Golf Course and parkland, right opposite The Chase. As well as open space, there are excellent leisure facilities within easy reach, including BH Live sports centres - Queens Park and Littledown

Queens Park is between the excellent shops at Castlepoint and eclectic Charminster Road with its mix of smaller retailers, cafes, etc. and it is a short drive to Bournemouth town centre and the superb beach and gardens

Council Tax Band C

A SMARTLY PRESENTED PROPERTY WITH NO FORWARD CHAIN

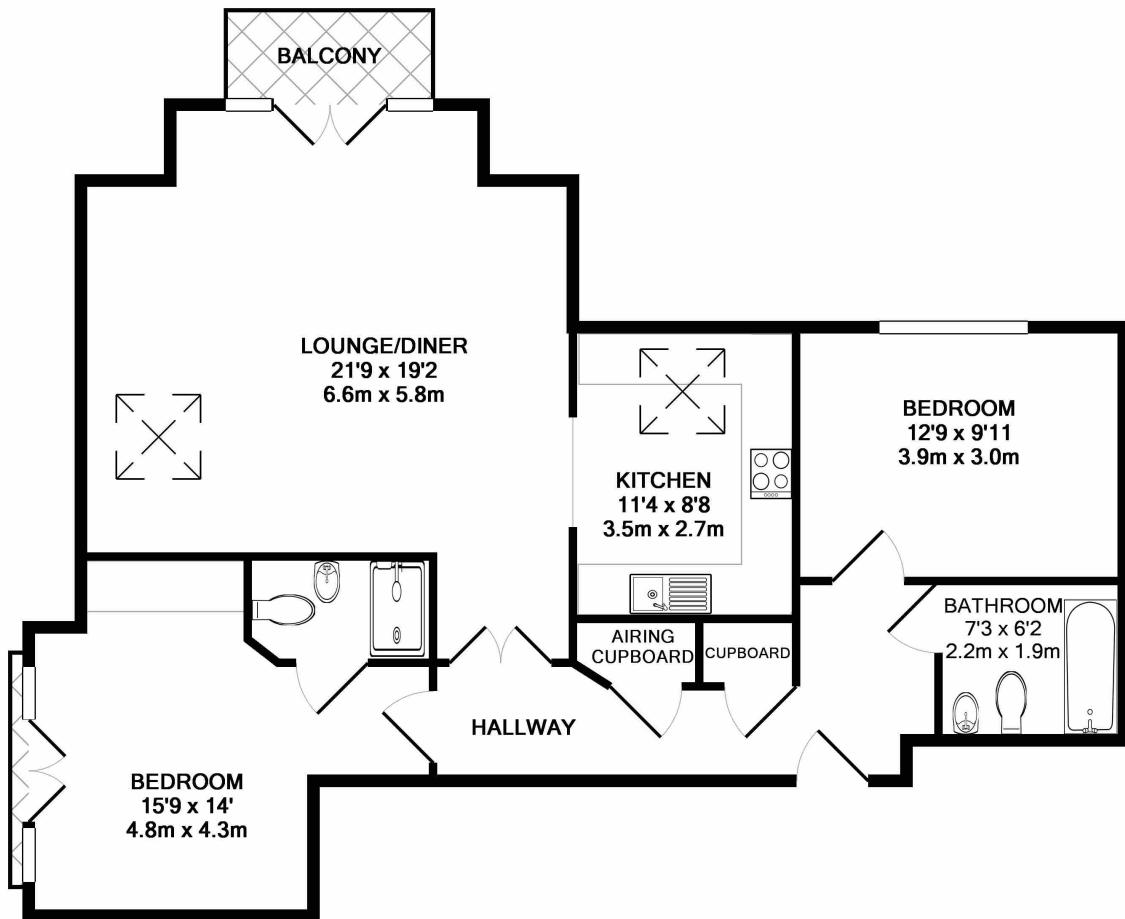
£265,000

SHARE OF FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

paulwatts

QUEENS PARK SOUTH DRIVE QUEENS PARK



TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2018

£265,000
SHARE OF FREEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

paulwatts