



## Queens Park West Drive

Bournemouth, BH8 9DA

Offers In Excess Of £80,000

- Retirement Home Over 55's
- Lower Ground Floor Apartment
- Sunny Patio and Communal Gardens
- Bright and Spacious Lounge
- Double Bedroom
- Fitted Kitchen
- Bathroom with Shower
- Popular Queens Park Location



## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

House & Son are delighted to be able to offer for sale this over 55 years old retirement home, comprising communal living room, laundry room and gardens, stairs and lifts to lower ground floor, door to entrance hall, living room with arch to fitted kitchen, double glazed doors lead to patio and communal gardens, double bedroom, bathroom with shower, electric heating and communal parking on first come first served basis.

The property is situated in a popular residential area, and shops being within easy reach of Queens Park golf course, local shops in Charminster, shops and regular bus routes to

Bournemouth town centre.

### HALLWAY

8' 9" x 3' 1" (2.67m x 0.94m)

### LIVING ROOM

15' 5" x 10' 6" (4.7m x 3.2m)

### KITCHEN

7' 2" x 5' 4" (2.18m x 1.63m)

### BEDROOM

12' 1" x 8' 8" (3.68m x 2.64m)

### BATHROOM

6' 9" x 5' 4" (2.06m x 1.63m)

## TENURE AND CHARGES

Leasehold - 125 years from 1988.

Service Charges - £2,570.72 per annum.

Ground Rent - £496.44 per annum.

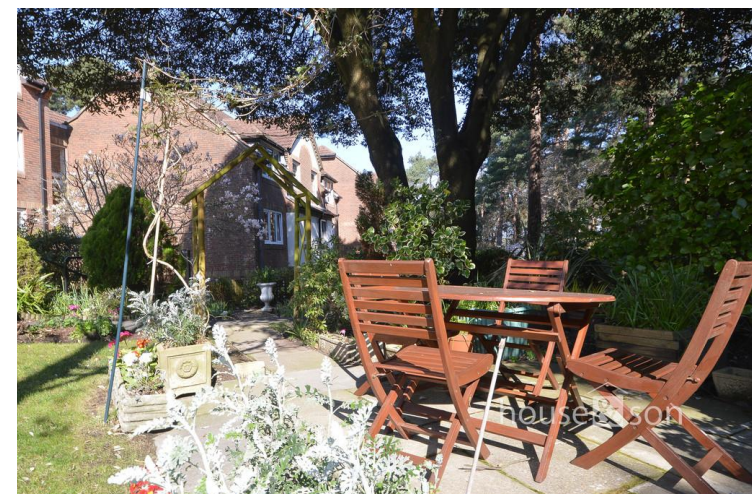
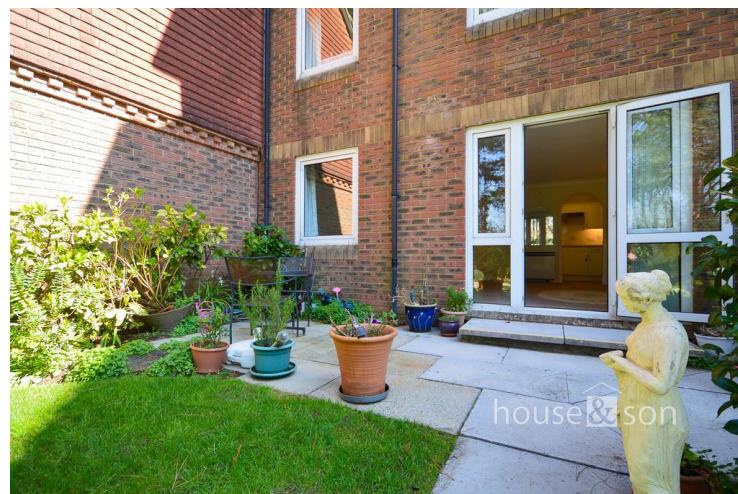
## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

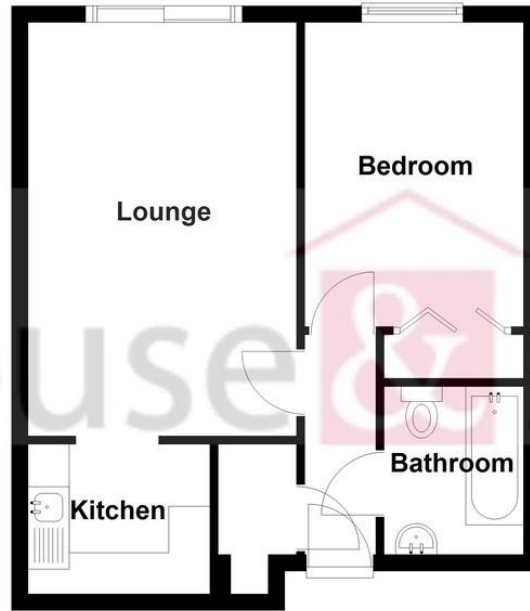
Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be

undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



## Lower Ground Floor



Total area: approx. 38.9 sq. metres (418.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

[Find an energy certificate \(f\)](#)

English | [Cymraeg](#)

### Energy performance certificate (EPC)

Flat 7 Park View Court 18 Queens Park, West Drive BOSLIVENMOUTH BH9 9DA	Energy rating <b>C</b>	Valid until: 23 March 2036
Certificate number		2442-3060-2267-3866-4204

Property type	Ground-floor flat
Total floor area	39 square metres

### OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements