

# FEVERSHAM AVENUE

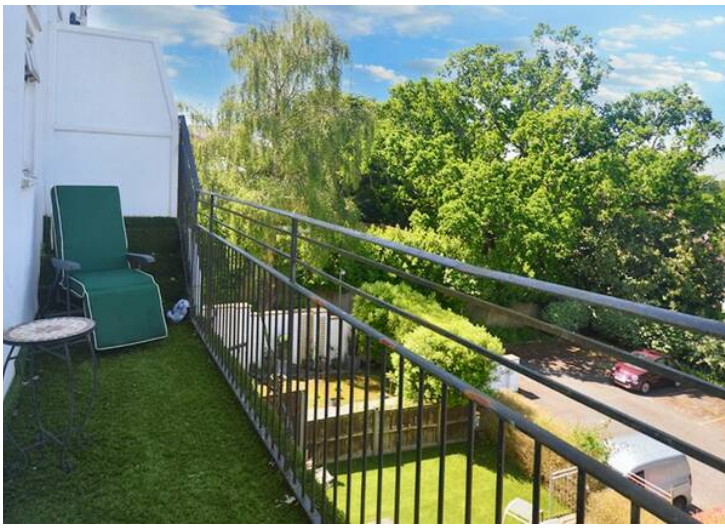
## BOURNEMOUTH



Guide Price of £350,000  
LEASEHOLD

**paulwatts**

# FEVERSHAM AVENUE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

- 3 DOUBLE BEDROOM MAISONETTE
- Short walk away from Queens Park and handy for Castle Lane
- EXCELLENT LOCAL SCHOOLS within easy reach
- LARGE LOUNGE/DINING ROOM
- Separate bathroom, cloakroom and en suite shower

PARTICULARLY SPACIOUS 3 DOUBLE BEDROOM MAISONETTE in popular Feversham Heights. Great location between the open space of QUEENS PARK and Castle Lane. LARGE LOUNGE/DINING ROOM, kitchen with door to BALCONY. 2 parking spaces in GATED CAR PARK. NO FORWARD CHAIN

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FEVERSHAM HEIGHTS is a popular development a short walk away from Queens Park and golf course, but equally handy for the shops down on Castle Lane, including Castlepoint

No. 30 is a SPACIOUS 3 DOUBLE BEDROOM MAISONETTE over 2 upper floors, with private entrance and BALCONY

LARGE LOUNGE/DINING ROOM at the front of the building, with a deep box bay window flooding the room with light

A good size kitchen/breakfast room has plenty of cupboards, integrated fridge freezer and space for range-style cooker. There is space for table and chairs, and doors lead out to the BALCONY with far a reaching view  
Accommodation on the first floor is completed by a cloakroom and useful storage cupboards

All bedrooms are on the second floor, with bedroom 1 having an en suite shower, and there is a separate bathroom too

Outside the communal garden to the front of Feversham Heights is laid out in an attractive MEDITERRANEAN STYLE

The property is conveyed with the benefit of 2 PARKING SPACES in the secure gated parking area to the rear

Feversham Avenue is a very convenient location, with lots of open space nearby, including Queens Park and Littledown Park, and also not too far from access to the Wessex Way, giving an easy route into Bournemouth town centre and out of town. There are several large employers in the vicinity, including JP Morgan and Royal Bournemouth Hospital so ideal for anyone wanting to walk or cycle to work

EXCELLENT LOCAL SCHOOLS, including the 2 grammar schools, are within easy reach

The flat is leasehold, with an EXTENDED LEASE of 159 years from December 2001 and the current ground rent is £250 p.a. (rising every 25 years). Current annual service charge is c.£1200 and insurance is c.£500 per annum.

Council Tax band: D

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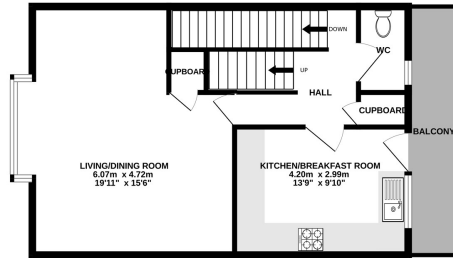
The logo for Paul Watts, featuring the name 'paulwatts' in a bold, lowercase, sans-serif font. The 'paul' is in white and 'watts' is in a yellow-green color. The text is set against a solid black rectangular background.

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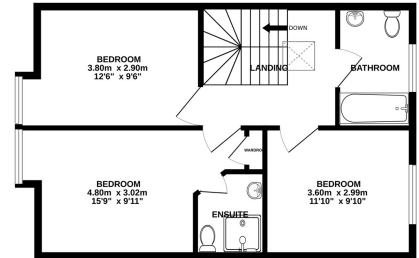
ENTRANCE FLOOR  
5.6 sq.m. (60 sq.ft.) approx.



1ST FLOOR  
53.1 sq.m. (572 sq.ft.) approx.



2ND FLOOR  
53.9 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA : 112.7 sq.m. (1213 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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