Connells

Feversham Avenue
Bournemouth

Feversham Avenue
Bournemouth BH8 9NL

for sale
£290,000

Property Description

Welcome to Feversham Heights, a beautifully presented two-bedroom maisonette set within a desirable development on Feversham Avenue, BH8. Offering an impressive 164-year lease, peppercorn ground rent, and a very reasonable service charge, this home provides exceptional long-term value for both homeowners and investors.

Arranged over two floors, the property offers a genuine sense of space more often associated with a house. The well-designed lounge with french doors opening into the kitchen diner is the heart of the home, featuring generous worktop space and a juliette balcony viewing over the rear garden.

The master bedroom benefits from its own en-suite shower room, providing added privacy and convenience, while the second bedroom offers excellent versatility as a guest room, home office or nursery. A contemporary main bathroom completes the accommodation.

Externally, the property enjoys its own allocated off-road parking space, with additional on-street parking available for visitors.

Positioned in a popular residential area with convenient access to local amenities, public transport and Bournemouth's vibrant town centre, this superb maisonette represents a rare opportunity to secure a stylish, low-maintenance home in a well-kept development.

Entrance Hall

glass bricks into the lounge for natural light, radiator, laminate flooring, large cupboard space

Lounge

22' 3" x 12' 1" (6.78m x 3.68m)

front aspect double glazed bay windows, radiator, glass bricks into the entrance hall, stairs down to bathrooms and bedrooms, laminate flooring

Kitchen Diner

16' 11" x 9' 10" (5.16m x 3.00m)

wall and base kitchen units with built in fridge and freezer, dishwasher, range cooker with gas hob, tiled flooring, rear aspect double glazed window, combination boiler in large utility cupboard, juliette balcony to the rear aspect, tiled over the counter, double doors into the lounge

Landing

large storage cupboard, access to family bathroom and both bedrooms

Bedroom One

12' 9" x 11' 5" (3.89m x 3.48m)

double glazed french doors onto the garden, radiator, access to en suite

En Suite

7' 11" x 5' 6" (2.41m x 1.68m)

tiled floor to ceiling, WC, wash hand basin, mirrored and lit vanity unit, heated towel rail, bath with shower over

Bedroom Two

9' 5" x 7' 6" (2.87m x 2.29m)

rear aspect double glazing, radiator below

Bathroom

WC Wash hand basin, heated towel rail, tiled floor to ceiling, wall mounted mirrored and lit vanity unit, walk in shower

Front Garden

block paved, planting beds and shingle, right of access to the other flat front doors

Rear Garden

patio space, rear access gate to the parking

Parking

one allocated parking space and on street parking to the front aspect of the property

Agents Note

Tenure: Leasehold

164 years on the lease

Service charge: £1260 per annum

Ground Rent: Peppercorn

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
BOURNEMOUTH BH9 2AT

EPC Rating: C

Council Tax Band: D

Service Charge: 1260.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307710

This is a Leasehold property with details as follows; Term of Lease 189 years from 15 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.