

FOR SALE



Queens Park West Drive, Bournemouth
Asking Price Of £110,000


MARTIN & CO



Queens Park West Drive, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £110,000

- Ground Floor. Patio
- Retirement Location
- Double Bedroom, Built-in Wardrobe
- PETS ALLOWED
- Weekly Planned Social Activities
- Off Road Parking. Visitors Parking

Retirement housing.

Park View Court was constructed by McCarthy & Stone (Developments) Ltd in 1988 and comprises 61 properties arranged over 4 floors all served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system.

The apartment comprises a one bedroom, an entrance hall, lounge, kitchen, and bathroom. Located on the ground floor with own patio area.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Pets are allowed: both cats & dogs are generally accepted (subject to terms of lease).

Weekly social activities include: coffee mornings, afternoon teas, lunch outings, supper/music evenings, bingo, quiz, organised by residents.



ENTRANCE HALL 8' 9" x 3' 1" (2.685m x 0.940m)

Light switch, security door entry system and ceiling light point.

SHOWER ROOM 6' 7" x 5' 3" (2.030m x 1.622m)

Tiled and fitted with suite comprising shower cubical, hand grips. Emergency push button. WC with low level flush and vanity unit with mirror over. Spotlights, extractor fan and wall mounted electric heater.

LOUNGE/DINER 18' 0" x 10' 5" (5.505m x 3.195m)

Double glazed door leading directly to the communal gardens wall light fittings, storage heater, power points, TV aerial point and telephone point. Emergencies pull cord. Central ceiling light. Door to airing cupboard with insulated hot water cylinder, electric meter and storage space. Double door leading the kitchen.

BEDROOM 13' 8" x 8' 9" (4.167m x 2.679m)

Double bedroom that overlooks communal gardens, this room benefits from a built-in mirrored wardrobe

with hanging rail and shelf over. Storage heater, wall light fittings and power points. Emergencies pull cord.

KITCHEN 7' 3" x 5' 7" (2.215m x 1.703m)

A range of matching wall and base units with worktop. Extractor over two ring electric hob, under counter fridge freezer. Stainless steel round shaped sink and drainer with chrome mixer tap over, tiled splash backs, side aspect double glazed window and ceiling light.

CUPBOARD 4' 9" x 3' 0" (1.455m x 0.917m)

Located next to the kitchen deep storage cupboard.

PARKING

Suitable parking available for the residents as well as visitors parking.

COMMUNAL FACILITIES

Lift, Lounge, Laundry, Guest facilities, Garden, Parking.



Tenure: Leasehold
 Lease with £125 years from 1998.
 (103 years remaining)
 Ground Rent of £496.44 p.a.
 Service Charge £1,762.66 p.a.
 Council Tax Band C

DISTANCES :

Access to site fairly easy.
 30 mts to Queens Park (32 yards)
 90 mts to Bus Stop (100 yards)
 400 mts to GP (0.25 mile)
 600 mts to Wessex Way (0.4 mile)
 600 mts to Shops (0.4 mile)
 1.6 km to Castlepoint Shopping Centre (1.0 miles)
 2.4 km to Town Centre (1.5 miles)
 2.4 km to Bournemouth Royal Hospital (1.5 miles)
 4.5 km to Bournemouth International Airport (2.8 miles)
 6.5 km to Hengistbury Nature Reserve (4.0 miles)

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	79
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	53	67
England & Wales	EU Directive 2002/91/EC	





Martin & Co Bournemouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

