

FEVERSHAM AVENUE

BOURNEMOUTH



£269,950
LEASEHOLD

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FEVERSHAM AVENUE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

- IDEAL FIRST HOME or perhaps an investment
- 2 bedrooms (1 with en suite bathroom) + shower room
- Spacious lounge and kitchen/breakfast room
- DELIGHTFUL SMALL COURTYARD GARDEN
- ALLOCATED SPACE IN SECURE CAR PARK

IDEAL FIRST HOME or perhaps an investment. 2 bedroom (1 en suite) maisonette. DELIGHTFUL SMALL COURTYARD GARDEN. Lounge and kitchen/breakfast room. Allocated space in SECURE CAR PARK. Lease being extended so WILL BE NO GROUND RENT

FEVERSHAM AVENUE

Feversham Heights is a popular development of maisonettes, a short walk away from Queen's Park and golf course, but equally handy for the shops on Castle Lane, including Castlepoint

No. 4 is a two bedroom, 2 bathroom maisonette on the ground and lower ground floors which has a small courtyard garden, together with ALLOCATED PARKING SPACE in the SECURE CAR PARK

The current owner is arranging for the current lease to be extended, so in the future, length of lease should not be a concern, and NO GROUND RENT will be payable.

The main living room is a lovely size and has a deep box bay letting in plenty of light and double doors through to the Kitchen/Breakfast room. The Kitchen/Breakfast Room has a good range of units, and space for dining table and chairs. Keen cooks will like the Baumatic range cooker, and there is an integrated fridge/freezer. There is both a window to the rear and a door with Juliette style balustrade.

A very useful utility cupboard gives space for washing machine and the gas fired boiler

On the lower floor the main bedroom has an EN SUITE BATHROOM with tiled floor and walls, and double doors out to the DELIGHTFUL SMALL COURTYARD GARDEN. There is a gate out to the CAR PARK, where one space is allocated to this maisonette

There is a smaller second bedroom and SHOWER ROOM

Windows are UPVC double glazed, and there is gas central heating

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

The owners advise the flat is leasehold, and as previously mentioned is to be sold with an extended lease and no ground rent. The current annual service charge is £1000 (payable in 2 instalments) and insurance is £310 per annum.

Council Tax Band D

IDEAL FIRST HOME, OR PERHAPS A SECOND HOME OR INVESTMENT?

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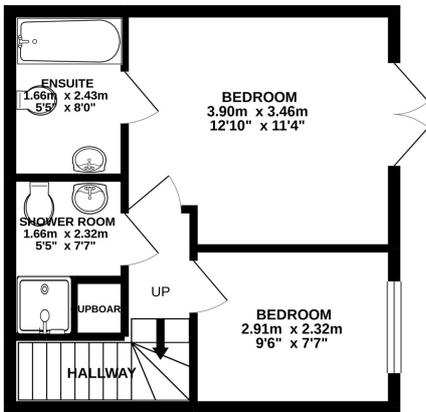
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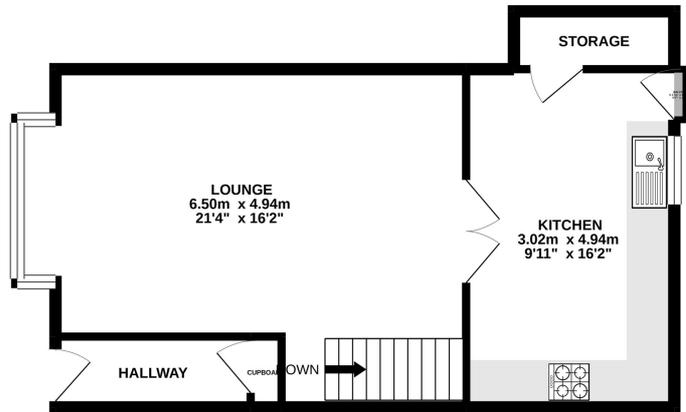
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FEVERSHAM AVENUE

BASEMENT LEVEL
32.2 sq.m. (346 sq.ft.) approx.



GROUND FLOOR
47.5 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 79.7 sq.m. (858 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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