

# FEVERSHAM AVENUE

## BOURNEMOUTH



£277,500  
LEASEHOLD

**paulwatts**

## FEVERSHAM AVENUE



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

- STYLISHLY PRESENTED 2 bedroom maisonette
- In popular development short walk away from Queens Park
- SPACIOUS ACCOMMODATION over 2 floors
- SMART MODERN KITCHEN/DINER + utility
- Both bedrooms double size, one has en suite

STYLISHLY PRESENTED two double bedroom maisonette in popular development. SPACIOUS ACCOMMODATION over 2 floors, with private garden and balcony. SMART MODERN KITCHEN and bathrooms. Extended lease. 2 parking spaces. VERY CONVENIENT LOCATION

## 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. 12 is a SPACIOUS 2 double bedroom maisonette, over 2 floors, with private garden and balcony

The property is STYLISHLY PRESENTED with excellent modern décor

The main living room is a very tranquil space, with a deep box bay letting in plenty of light. Smart plantation shutters are a great feature of the room

The kitchen/diner has been updated with smart grey units under composite worktops, and with space for dining table and chairs.

Integrated appliances are Neff electric oven/grill, halogen hob and cooker hood, with a Baumatic dishwasher and space for an upright fridge/freezer. Doors lead out to the BALCONY with far reaching view and spiral staircase down to garden

A very useful utility cupboard gives space for washing machine and tumble dryer

Both bedrooms are double size, and bedroom 1 has an EN SUITE SHOWER

The main bathroom has a quality white suite of bath, pedestal wash basin and w.c., fully tiled walls and floor

The COURTYARD style rear garden is a real SUN TRAP, and is paved for ease of maintenance. The communal gardens to the front are in a Mediterranean style

Windows are UPVC double glazed, and central heating is provided by a Glow-worm combi boiler. The property is conveyed with the benefit of 2 PARKING SPACES immediately adjacent to the rear garden, 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

The owners advise the flat is leasehold, with an extended lease of 110 years from 29 September 2017, ground rent is £450 per annum and current annual service charge is £1000 (payable in 2 instalments) and insurance is £310 per annum.

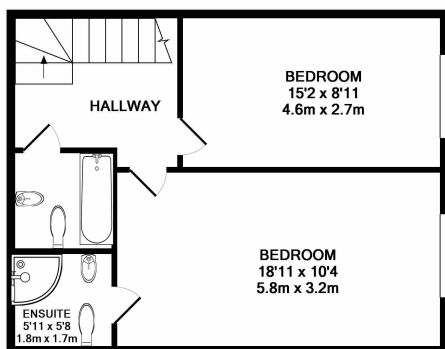
£277,500

LEASEHOLD

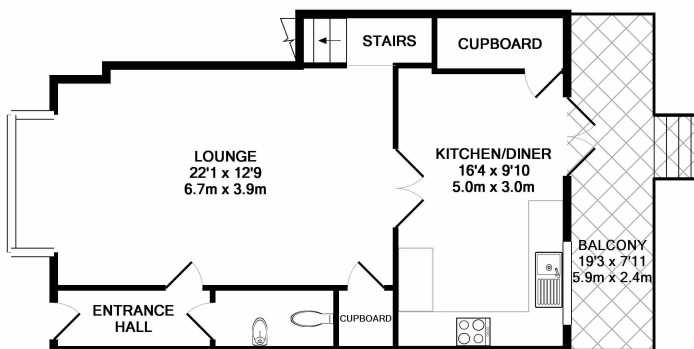
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**paulwatts**

# FEVERSHAM AVENUE



LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2017

£277,500

LEASEHOLD

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**paulwatts**