



Strouden Avenue, Queens Park, Bournemouth

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A spacious two-bedroom first floor apartment with a private entrance, located in the premier Queens Park location within easy reach of the popular Queens Park Golf Course, Bournemouth Town Centre, and excellent local schooling. The property offers generously sized accommodation and further benefits from a spacious open-plan kitchen/dining room, a garden office and store, and a private rear garden.

On entering the property through a private entrance, a stairway leads to the first-floor landing, providing access to all accommodation. A bright and spacious living room features a bay window overlooking the front aspect. The modern kitchen/dining room, with a large window creating ample natural light, offers a comprehensive range of floor and wall-mounted units finished with a contrasting work surface, along with space for a full range of kitchen appliances.

The primary bedroom is a generously sized double room featuring fitted wardrobes, whilst bedroom two benefits from a separate study/dressing area. Completing the accommodation is a refitted bathroom finished with tiled walls and comprising a WC, wash hand basin, and bath with shower over.

Externally, the property is conveyed with a converted garage creating a garden office with power and a useful store to the front, accessed via a driveway to the side of the property. A wooden gate leads to a private garden laid to lawn with a decked seating area. To the front, a shared driveway leads to the garage with allocated parking positioned directly in front. A lawned frontage offers scope to create additional parking, subject to the necessary permissions.

Leasehold with approximately 175 years remaining. Maintenance payable on an as-and-when basis. Ground rent applies – please enquire for further details.

Council Tax Band | C

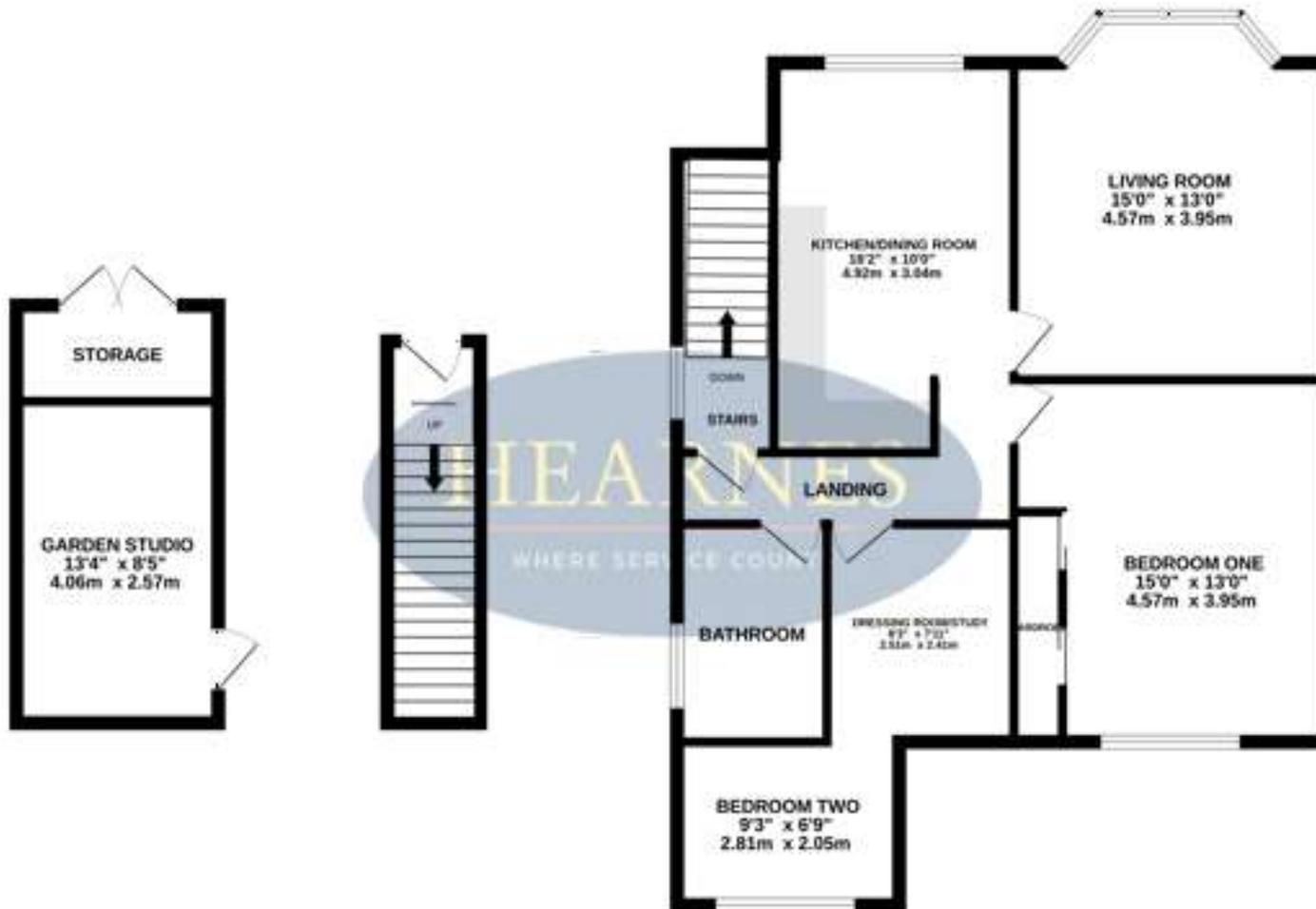
EPC Rating | C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
207 sq ft. (19.3 sq m.) approx.

FIRST FLOOR
820 sq ft. (76.2 sq m.) approx.



TOTAL FLOOR AREA: 1028 sq ft. (95.5 sq m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of items, windows, doors 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 is given their operability or efficiency over time.

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