



SPACIOUS 3 BEDROOM PENTHOUSE WITH VIEWS OVER THE GOLF COURSE

QUEENS PARK, BOURNEMOUTH

Share of Freehold

savills

DESIRABLE RESIDENTIAL LOCATION

QUEENS PARK, BOURNEMOUTH

Share of Freehold

3 bedrooms ♦ Lounge/dining room ♦ 2 Bath/shower rooms (1 en suite) ♦ Modern kitchen ♦ 3 balconies ♦ Private garage and additional parking space ♦ EPC rating = D

Situation

Bournemouth town centre - 2.5 miles

Bournemouth Railway Station – 1.25 miles

London 1 hour and 50 minutes by train

Bournemouth International Airport – 4 miles

Local shopping outlet at Castle point – 2 miles

A338 to London – 0.5km

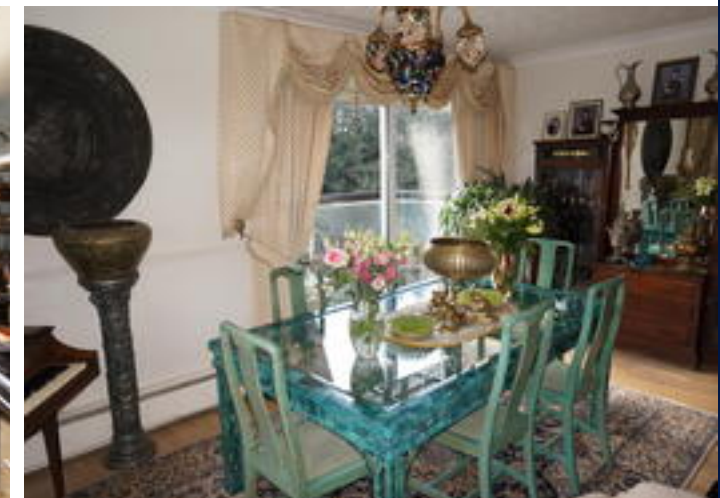
Description

A delightful penthouse apartment with attractive views overlooking Queen's Park Golf Course. This purpose built development is positioned on well maintained and beautifully presented grounds. Situated on the corner of Cromer Road and Queen's Park West Drive and centrally located to local shops and travel links.

Queen's Park Golf Course is set in undulating mature parkland with picturesque tree lined fairways, and is considered as one of the finest and most picturesque municipal courses in the south of England.

This beautiful park will take you through a range of woodland, formal golf course and informal green recreational spaces. There is a modern playground, themed by nature using natural materials to encourage adventure play with climbing, swings, slides.

The property offers beautifully present accommodation to include an impressive master bedroom with its own private balcony and an extensive



range of built-in wardrobes and en suite bathroom.

2 further bedroom with fitted wardrobes

Luxury fitted family bathroom

Impressive sitting/dining room, benefitting from two private balconies, the larger enjoying views over the treetops to the 18th fairway

Modern fitted kitchen with an extensive range of floor and wall fitted units with built-in hob and extractor hood over

Gas fired central heating

Double Glazing

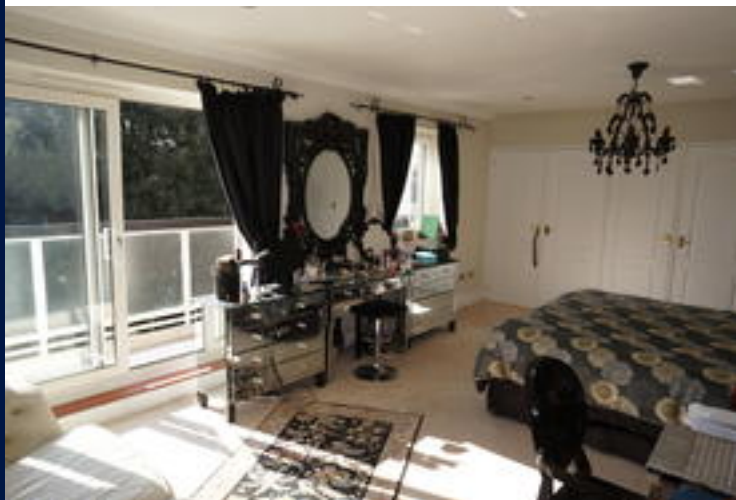
Newly extended lease

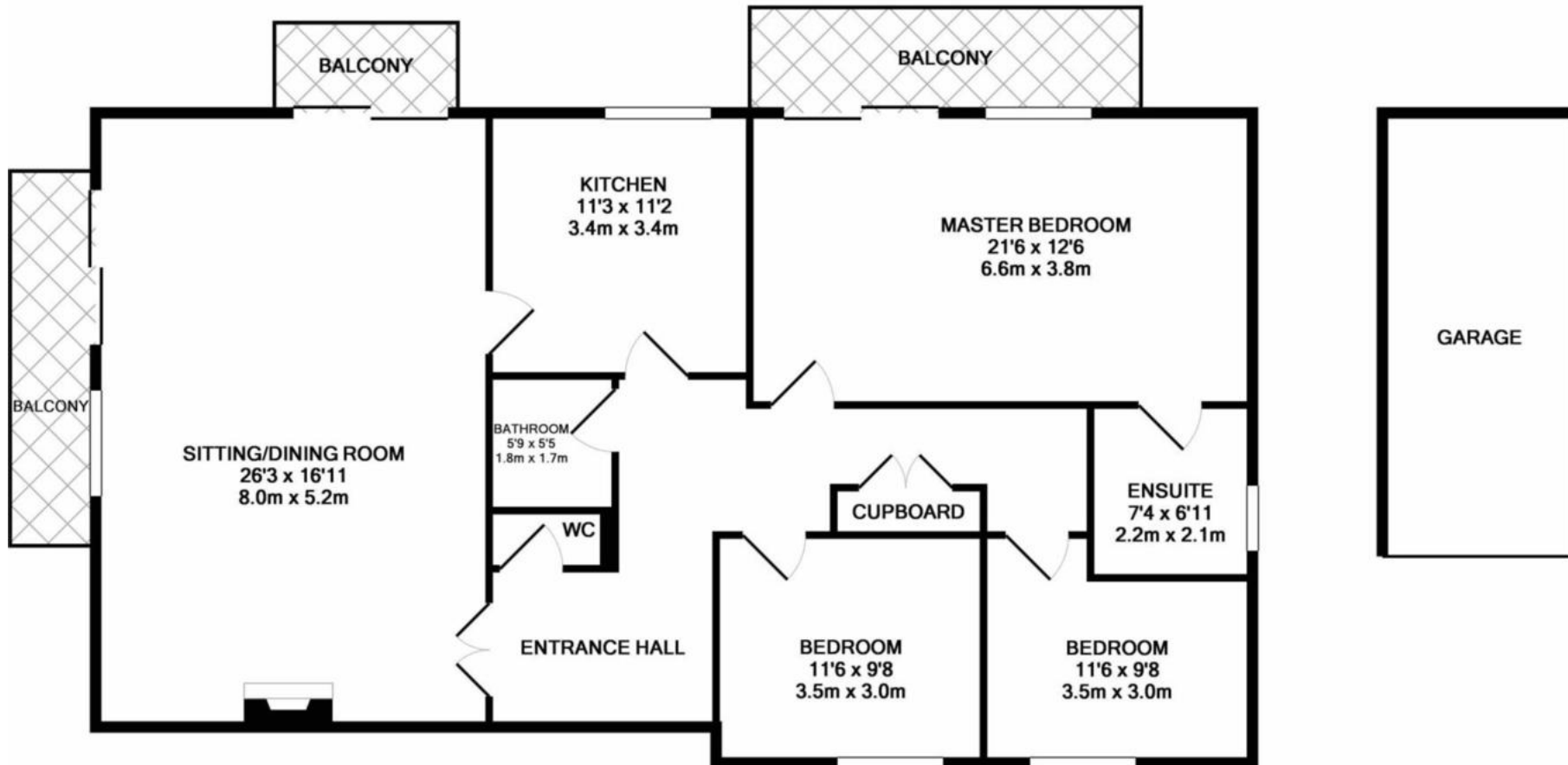
Entry phone system

Approximately 1500 square feet of accommodation

Viewing:

Strictly by appointment with Savills





TOTAL APPROX. FLOOR AREA 1501 SQ.FT. (139.5 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 omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given
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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	