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It is with great pleasure that we offer this stunning two-bedroom ground-floor garden flat for sale. Part of a character house conversion, the property retains many of its original features, adding charm and character to this delightful home. Located on a quiet and popular residential road within the Queen's Park area, it is an ideal purchase for first-time buyers or those seeking to downsize to an area of repute.

This beautiful flat boasts two generously sized double bedrooms, including a master bedroom with an en-suite bathroom for added privacy and convenience. The spacious open-plan living area is perfect for both relaxation and entertaining, with direct access to the garden. There is ample storage throughout. The property has modern amenities such as double glazing, a gas-fired boiler servicing hot water and central heating, and a well-appointed family bathroom.

Externally, the property offers a generous south-facing garden, perfect for outdoor activities and enjoying sunny days. The garden includes a patio area ideal for alfresco dining and a lawn that provides a pleasant green space. The garden is enclosed by a combination of brick walls and fencing, ensuring privacy and security. Off-road parking is available at the front of the property, providing convenience for residents and visitors alike. The flat is offered for sale with a long lease exceeding 109 years.



The property's location is one of its key highlights. It is within minutes' walk of Queens Park Golf Course, offering leisurely golfing opportunities. Charminster High Street is nearby, with its array of shops, bars, and restaurants providing a vibrant community atmosphere. Winton Recreation Ground offers additional green space for outdoor activities. Excellent public transport links make commuting and travel easy and convenient.

Furthermore, the flat is in close proximity to Bournemouth's highly regarded grammar schools, making it an ideal choice for families. The nearby train station provides easy access to further destinations, and the River Stour Nature Reserve offers a serene escape into nature, perfect for biking and walking.

In summary, this well-appointed flat combines character, modern amenities, and an excellent location. It must be viewed to be fully appreciated. Don't miss the opportunity to make this charming property your new home.

### **Explore Queens Park and the BCP Area: A Gem in Bournemouth**

Nestled in the heart of Bournemouth, Queens Park offers a tranquil escape with its lush greenery and a wide array of recreational activities. This beautiful park is not just a place for relaxation but also a hub for community activities and events, making it a cherished spot for both locals and visitors.

Queens Park is renowned for its expansive 18-hole golf course, which caters to golf enthusiasts of all skill levels. The park also features numerous walking and cycling paths, perfect for those looking to enjoy a leisurely stroll or an invigorating bike ride. Families can take advantage of the well-equipped playgrounds, while sports lovers can make



use of the tennis courts and the bowling green. The park's café is a popular spot to relax and enjoy refreshments, offering a picturesque view.

### **Discover the Wider BCP Area**

Beyond Queens Park, the Bournemouth, Christchurch, and Poole (BCP) area boasts an array of attractions and activities that cater to diverse interests.







### **Bournemouth**

Bournemouth is famous for its stunning beaches, vibrant nightlife, and cultural landmarks. The seven-mile stretch of golden sands and clear blue waters is perfect for sunbathing, swimming, and water sports. The Bournemouth Pier, with its amusement arcades and zip line, offers fun for all ages. The town also features a variety of shops, restaurants, and theaters, ensuring there's always something to do.

### **Christchurch**

Christchurch combines rich history with beautiful landscapes. The town is home to the historic Christchurch Priory, a magnificent church dating back to the 11th century. The picturesque Christchurch Quay is a great place for a riverside walk, boating, and enjoying local markets. The nearby Hengistbury Head offers stunning views and a wealth of wildlife, ideal for nature lovers.

### **Poole**

Poole is renowned for its large natural harbour, the second-largest in the world. It's a haven for sailing and water sports enthusiasts. Poole Quay and the Old Town provide a charming backdrop for dining, shopping, and exploring local history. The beautiful Sandbanks Beach is a must-visit, known for its fine sand and clear waters.

### **Why Visit the BCP Area?**

The BCP area offers a unique blend of urban excitement and natural beauty. Whether you're looking to relax in a serene park, explore historical sites, enjoy outdoor activities, or experience vibrant nightlife, the BCP area has something for everyone. With its friendly community and welcoming atmosphere, it's a perfect destination.

Come and discover the charm of Queens Park and the wider BCP area – a place where natural beauty meets cultural richness, creating an unforgettable experience for all.

### **COMMUNAL ENTRANCE HALL**

**RECEPTION HALLWAY**  
11' 9" x 8' 2 max" (3.58m x 2.49m)

**OPEN-PLAN LIVING AREA**  
21' 1 max" x 12' 11" (6.43m x 3.94m) narrowing to 7' 9" (6.43m x 2.36m)

**INNER HALLWAY**  
4' 4" x 3' 7" (1.32m x 1.09m)

**FAMILY BATHROOM**  
6' 10" x 6' 9" (2.08m x 2.06m)

**MASTER BEDROOM**  
12' 11" x 10' 11" (3.94m x 3.33m)

**EN-SUITE SHOWER ROOM**  
8' 9" x 8' 3" (2.67m x 2.51m)

### **STORAGE AREA**

**BEDROOM TWO**  
14' 0 into bay" x 12' 11" (4.27m x 3.94m)

### **SOUTH-FACING REAR GARDEN**

### **DRIVEWAY TO GARAGE**

### **OFF ROAD PARKING**

### **FRONT GARDEN**



TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.6 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.

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## Energy performance certificate (EPC)

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|--|---------------------------|--|
| 24a, St. Albans Avenue<br>BOURNEMOUTH<br>BH8 9EE | Energy rating<br><b>D</b> | Valid until: 28 March 2026<br>Certificate number: 0140-2831-7774-9526-6915 |
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Property type  
Ground-floor flat