

EDWARDS  
ESTATE AGENTS

37 QUEENS PARK SOUTH DRIVE

BOURNEMOUTH BH3 2BH







# £1,225 PER MONTH

- Two Double Bedrooms
- Off Road Parking
- Over Looking Queens Park Golf Course
- Easy Access to Wessex Way
- Private Entrance
- Exceptional Floor Space
- Ample Storage

This top floor character apartment would make the perfect for someone looking for that little bit of extra floor space. The property comprises of an entrance lobby on the ground floor and a stunning character staircase leading to the main apartment. Once inside the apartment you will be greeted by a wonderfully spacious, dual aspect lounge / diner, two double bedrooms, and modern shower room and kitchen with gas hob, electric oven (space for white goods). Outside offers allocated parking for two vehicles.

Queen's Park Golf Course and an array of good schools for all age groups are within a short walk, whilst award winning sandy beaches, shops and restaurants are just approximately 2.5 miles away in Bournemouth. Access onto the A338 Wessex Way by car takes just moments, while Bournemouth's International Airport and mainline train station are just 5 miles and 1.5 miles distant respectively.

















These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ferndown, Dorset BH22 9AU

01202 039918

[www.edwardstates.co.uk](http://www.edwardstates.co.uk)