



Connells

Manor Court Argyll Road
Bournemouth



Property Description

Connells are pleased to present this immaculate two bedroom first floor apartment with share of freehold, located within 1/2 a mile of the award winning beaches. Boscombe high street is also within 500 meters, where there are popular shops, cafes and restaurants. Offered with no forward chain.

Boscombe has a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Approach

There is a communal garden area to the front and a secure communal entrance door, opens into the hall with stairs to the first floor landing.

Entrance Hall

Secure entry phone. Airing cupboard with gas central heating boiler. Doors to all rooms.

Sitting Room

14' 9" into bay x 13' 3" (4.50m into bay x 4.04m)

Double glazed bay window to front aspect. TV point. Radiator.

Kitchen

7' 8" x 5' 1" (2.34m x 1.55m)

Double glazed window to the front aspect. Range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Four ring gas burner hob with pull out extractor over with tiled splashbacks. Space and plumbing for washing machine. Under counter fridge. Tiled floor. Radiator.

Bedroom 1

14' 3" plus bay x 9' 1" (4.34m plus bay x 2.77m)

Double glazed window to front aspect. Radiator.

Bedroom 2

10' 5" x 8' (3.17m x 2.44m)

Double glazed window to side aspect. Radiator. This double bedroom is currently used as a work from home space.

Bathroom

Obscure glazed window to side aspect. Fitted with a three piece matching suite comprising panel enclosed bath with shower attachment over. Pedestal wash hand basin. Low level WC. Extractor unit. Tiled in principle areas.

Outside

The allocated parking for the property is accessed via Horrace Road. The garden path leads to the communal front entrance.

Agents Notes:

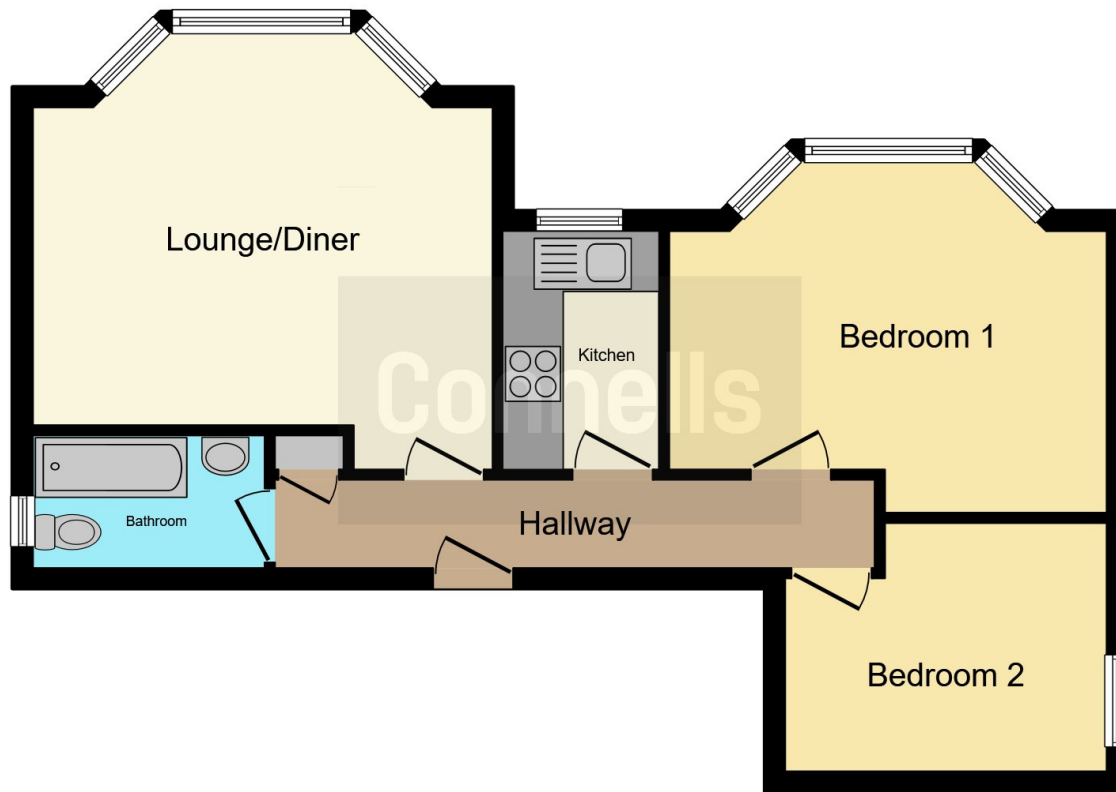
Lease: 125 Years from 29 September 2000

Service Charge: £720 per annum

Ground Rent: £0

Council Tax - Band B - BCP Council





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/SBN305517](https://www.connells.co.uk/Property/SBN305517)

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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