



Connells

Wootton Gardens  
Bournemouth



### Property Description

Connells present this second floor apartment within a converted period property in Bournemouth Town Centre. It briefly comprises two double bedrooms, kitchen/sitting / dining room, modern shower room and on road permit parking. It is offered with vacant possession and no forward chain.

Bournemouth's bustling town centre boasts a pedestrianised high street and Victorian arcades, department stores, high street favourites, and independent retailers. Less than a mile away you will find Bournemouth's main line railway with connections to Weymouth and London Waterloo. The main attraction is arguably Bournemouth's seven miles of golden sandy beaches which offers something for everyone, whether it is zip lining or enjoying some food and drink at one of the many seaside eateries. The property is situated 0.8 miles from Bournemouth Pier.

### Entrance

Steps up to the communal entrance, with secure entry. Stairs to second floor landing. Apartment front door opens into the;

### Entrance Hall

Wall mounted secure entry phone. Storage cupboard. Telephone point.

### Kitchen / Sitting/ Dining Room

19' 1" x 17' 4" ( 5.82m x 5.28m )

Double glazed window to the front aspect. Feature exposed brick walls. TV and Internet point. Range of matching wall and base units with wood block effect work tops over. 1½ bowl stainless steel sink unit with drainer. Inset electric hob with electric oven underneath. Space and plumbing for washing machine. Space for freestanding fridge freezer. Electric radiator. Alcove for dining table.

### Bedroom 1

13' 6" max x 10' 8" max ( 4.11m max x 3.25m max )

Double glazed window to rear aspect. Cupboard housing meter. Cupboard with hanging rail. Electric radiator

### Bedroom 2

11' 7" x 9' 3" ( 3.53m x 2.82m )

Double glazed window to side aspect. Electric radiator.

### Bathroom

Modern suite comprising a large walk-in shower enclosure with electric shower. Vanity wash hand basin. Low level WC. Access to loft via loft hatch. Part tiled.

## Agents Notes:

Lease: 169 Years from April 2006.

Service Charge: £1400 per annum

Ground Rent: TBC

Council Tax - Band A - 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: E**

**view this property online [connells.co.uk/Property/SBN305431](http://connells.co.uk/Property/SBN305431)**

This is a Leasehold property with details as follows; Term of Lease 169 years from 12 Apr 2006. 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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