



Connells

Gordon Road
Bournemouth



Property Description

Connells Estate Agents are pleased to present this one double bedroom, second floor apartment located just over 1/2 mile to Boscombe Beach and within 1/2 mile to Boscombe High Street. Offered with vacant possession and 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.

Approach

There is a driveway which provides allocated off road parking for one vehicle. The pathway leads to the communal front entrance door where stairs rise to the second floor landing. The front door opens into the;

Sitting Room

15' 4" x 13' 6" (4.67m x 4.11m)

Double glazed window to front aspect. TV point. Radiator. Door opens into the;

Kitchen

9' x 4' 5" (2.74m x 1.35m)

Single glazed roof window. Kitchen fitted with a range of matching wall and base units with 1½ bowl stainless steel sink unit with drainer. Inset four ring gas hob with electric oven under. Tiled splashbacks. Wall hung gas central heating boiler. Space and plumbing for washing machine.

Bedroom

12' 1" x 9' 10" (3.68m x 3.00m)

Measurements to wardrobe door. Double glazed window to side aspect. Built-in wardrobe. Radiator.

Bathroom

Panel enclosed bath. Low level W.C. Pedestal wash hand basin. Extractor. Part tiled.

Agents Notes:

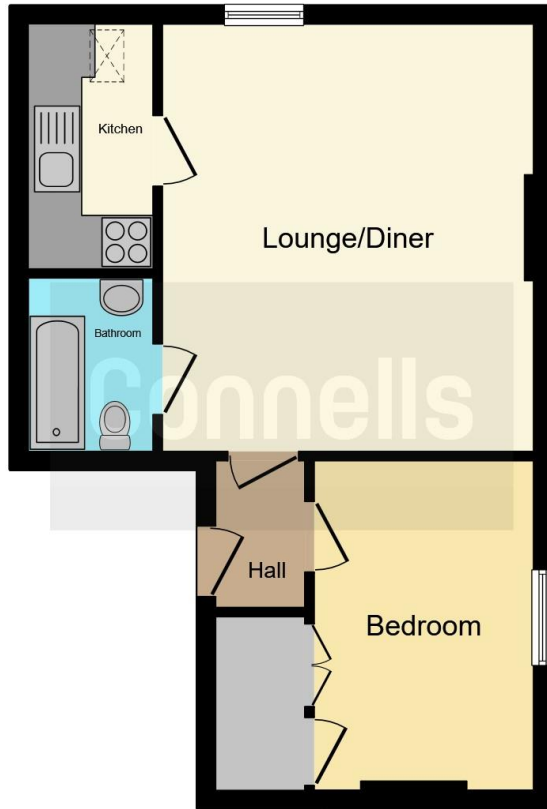
Lease: 200 Years from June 1989

Service Charge: £1,200 per annum

Ground Rent: £50 per annum

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: D

view this property online connells.co.uk/Property/SBN305699

This is a Leasehold property with details as follows; Term of Lease 200 years from 24 Jun 1989. 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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