



**Connells**

Dorchester Chambers Yelverton Road  
Bournemouth



## Property Description

Connells present this second floor split level apartment within a converted period property in Bournemouth Town Centre. It briefly comprises two double bedrooms, sitting room, separate kitchen & bathroom. It is currently tenanted, but will be 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.

## Approach

A secure entry phone gives access to the property where stairs rise to the first floor.

## Entrance Hall

Secure entry phone. Doors to all rooms.

## Sitting Room

14' into bay x 11' 8" (4.27m into bay x 3.56m)

Front aspect feature bay window. Feature fireplace. Radiator, Under stairs storage cupboard, TV point.

## Kitchen

9' 5" x 9' ( 2.87m x 2.74m )

Window to the front aspect. Fitted with a range of matching wall and base units with laminate work surfaces over. Stainless steel sink and drainer unit. Inset four ring gas hob with built in electric oven under and extractor hood over. Part tiled splashbacks. Space freestanding fridge freezer. Space and plumbing for washing machine. Radiator.

## Second Floor Landing

Doors to bedrooms.

## Bedroom 1

17' 1" max x 10' 3" ( 5.21m max x 3.12m )

Two side aspect windows. Part sloped ceilings. Radiator.

## Bedroom 2

16' 4" x 10' 5" ( 4.98m x 3.17m )

Skylight. Part sloped ceilings. Radiator.

## Bathroom

Three piece suite comprising a panel enclosed bath with mixer tap and chrome shower attachment over. Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

## Agents Notes:

Lease: 189 Years from September 1997

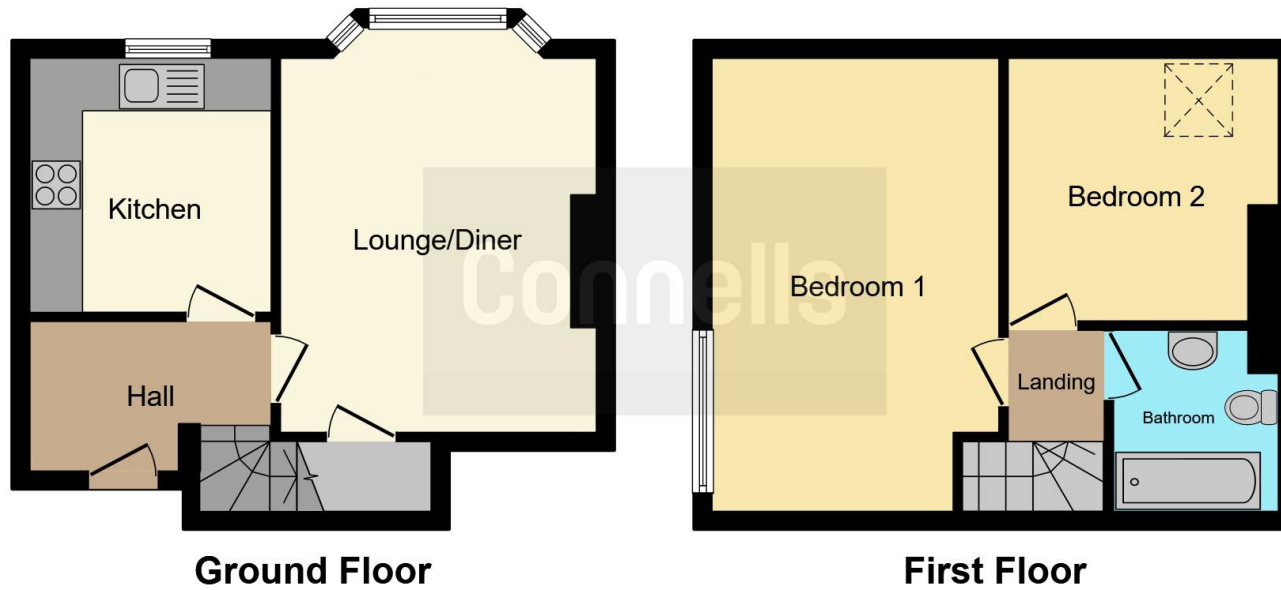
Service Charge: £3180 per annum

Ground Rent: £0 per annum

Council Tax - Band B - BCP Council

New Double Glazing Installed May 2024





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/SBN305748](http://connells.co.uk/Property/SBN305748)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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