



**Connells**

Burlington Mansions East Owls Road  
Bournemouth





## Property Description

Connells Southbourne are delighted to present this one double bedroom apartment with sea views and Share of the Freehold. This Grade II listed building enjoys a concierge service, a residents gym, allocated parking and the ability to holiday let. Offered with Vacant Possession and No Forward Chain.

Burlington Mansions was originally opened as hotel during 1893 but in more recent years has been converted with a varied range of 1, 2 and 3 bedroom apartments. The building is exceptionally well maintained and residents benefit from a concierge service, 24 hour video surveillance for security and a residents only Gym. Outside there are also well cared for communal grounds and an extensive communal sun terrace.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school.

## Approach

Enter the development and follow the one way system around the building. There is PARKING BAY 78. where you can park and one of our Sales Team will meet you.

## Communal Entrance Hall

Accessed via a security system and stairs and a lift rise to all floors. The apartment is located on the first floor. The apartment front door opens up to the;

## Entrance Hall

Secure entry phone. Doors to all rooms.

## Sitting Room

15' 2" x 13' 6" ( 4.62m x 4.11m )

Double glazed window to rear aspect, which enjoys sea views. TV point. Electric radiator. Door to;

## Kitchen

7' 4" x 4' 6" ( 2.24m x 1.37m )

Double glazed window to rear aspect. Fitted with a range of matching wall and base units with laminate worktops over and part tiled splashbacks. Electric cooker. Space for small undercounter fridge freezer and small washing machine.

## Bedroom

13' 7" x 10' 4" ( 4.14m x 3.15m )

Double glazed window to rear aspect. Two built-in wardrobes. TV point. Electric radiator.

## Residents Gym

The building has a gymnasium exclusively for the residents.

### Agents Notes:

Lease: The advertised lease does not take into account an extension to the lease, the vendors state in 2015. We are awaiting documentation to support the lease extension to a 999 years lease.

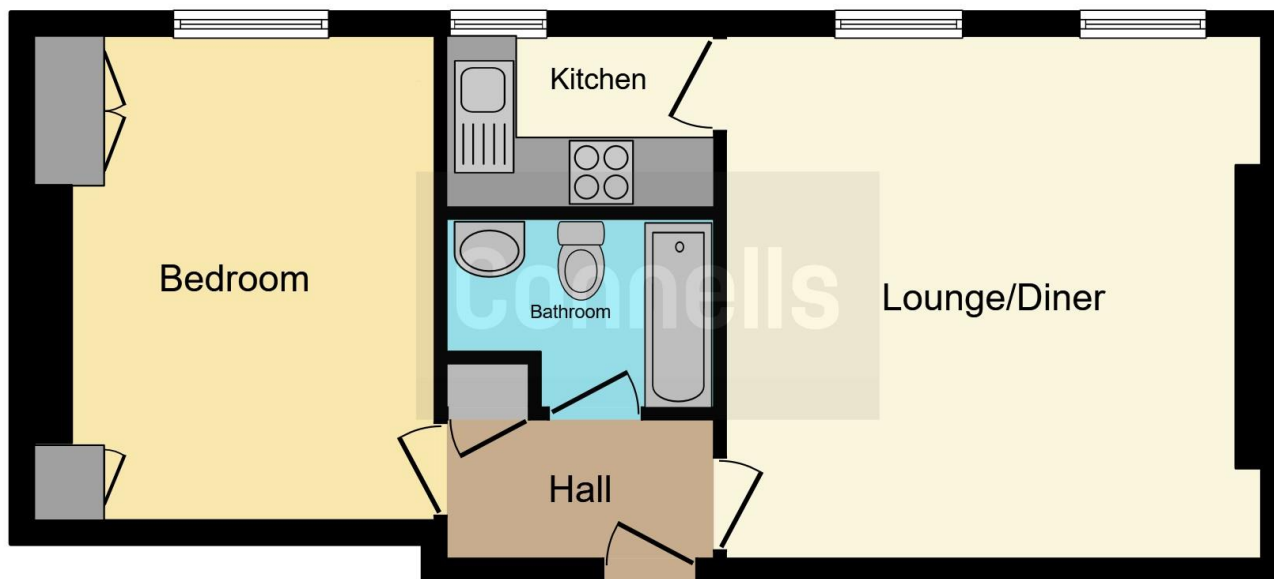
Service Charge: Approx £320 a month

Ground Rent: £0 (Share of Freehold)

Council Tax - Band A - BCP Council







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBN304336](http://connells.co.uk/Property/SBN304336)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2001. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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