



Connells

Hengist Road
Bournemouth



Property Description

Connells Southbourne are pleased to present this upper ground floor apartment located just over 1/2 mile to Boscombe Beach and within 1/2 mile to Boscombe High Street. It briefly comprises; two double bedrooms, en-suite & bathroom, open plan kitchen/sitting room and a small rear garden. It is being 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 are steps up to the communal front entrance door where a secure entry system gives access. Stairs rise to the first floor landing. The front door opens into the;

Entrance Hall

Secure entry phone system. Doors to all rooms.

Sitting Room

15' 6" into bay x 9' 6" (4.72m into bay x 2.90m)

Double glazed bay window to the front aspect. Radiator. TV Point. Doorway through to the;

Kitchen

9' 9" x 4' 4" (2.97m x 1.32m)

Fitted with a range of matching wall and base units with contrasting laminate worktops over. Ceramic 1½ bowl sink and drainer unit with metro tiled splashbacks. Inset electric hob with built in electric oven under and stainless steel cooker hood over. Space and plumbing for washing machine. Space for freestanding fridge freezer.

Bedroom 1

13' 6" x 7' + door recess (4.11m x 2.13m + door recess)

Double glazed window to the side. Patio door opening to the private garden area. Radiator. Sliding door opening to the;

En-Suite

Modern Suite comprising a shower enclosure with mains fed chrome shower attachment and glass sliding doors. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Fully tiled walls and floor.

Bedroom 2

8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed window to the rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Low level WC. Part tiled walls and floor.

Outside

There is a private garden area which is laid to lawn and enclosed by timber fencing.

Agents Notes:

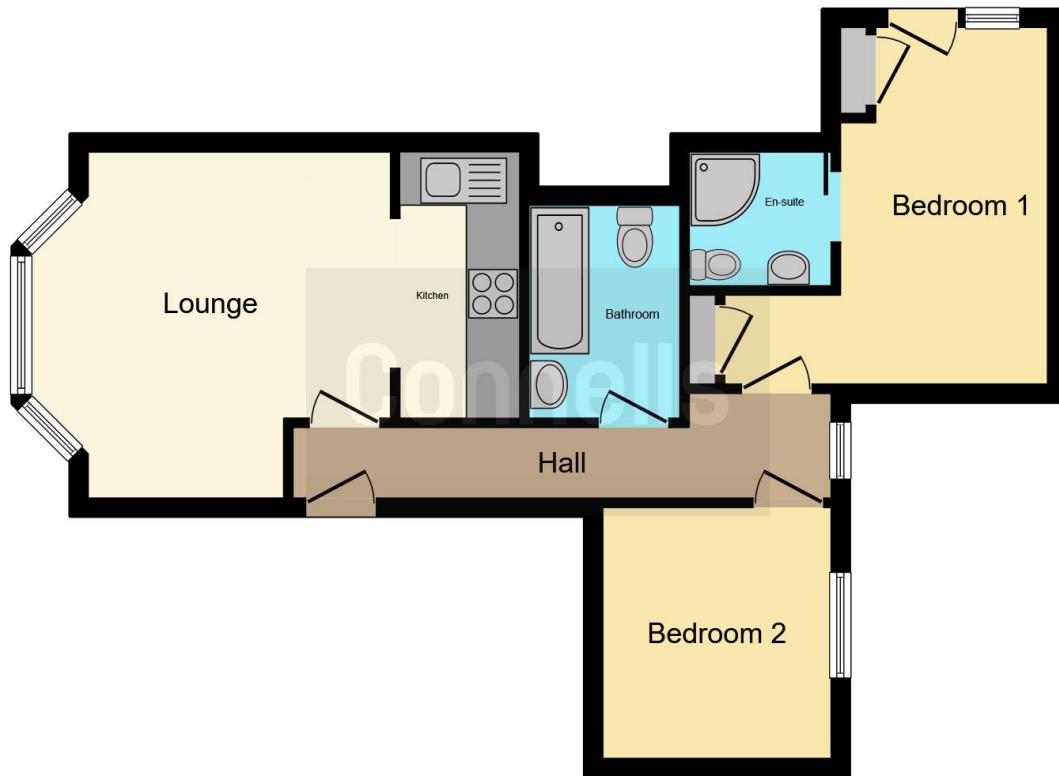
Lease: 149 years from December 2007

Service Charge: £1500 per annum

Ground Rent: £250 per annum

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

To view this property please contact Connells on

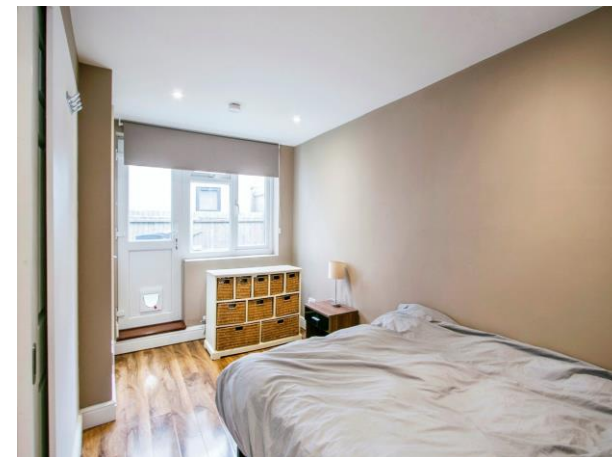
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EPC Rating: B

view this property online connells.co.uk/Property/SBN305799

This is a Leasehold property with details as follows; Term of Lease 149 years from 25 Dec 2007. 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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