



Connells
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01202 423 281
FOR SALE

**CLEASBY
GRANGE
1-9**

Connells

Cleasby Grange Wollstonecraft Road
Bournemouth



Property Description

Connells Southbourne are delighted to present this ground floor apartment with share of the freehold, situated in the popular Boscombe Spa and just over 300 Meters to Boscombe Overcliff. The property is set within a purpose built block and briefly comprises two double bedrooms and direct access to a patio within the communal gardens, a sitting / dining room, separate kitchen, bathroom and an additional cloakroom. There is no forward chain and an internal viewing is highly advised.

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.

There is also a main line train station at Pokesdown (1 mile away) and Bournemouth (1.7 miles away) which provide direct links to London Waterloo.

Approach

A communal front door gives access into well-kept communal hallways with a rear door leading to the garages. This apartment is located on the ground floor and the front door opens into the;

Entrance Hall

Secure entry system. Two storage cupboards, one housing the immersion tank. Radiator. Doors to all rooms.

Cloakroom

Low level WC. Wall hung basin with tiled splashback. Radiator.

Sitting Room

17' 6" x 10' 8" (5.33m x 3.25m)

Double glazed window to the front aspect. Double glazed door to the side leading to the patio area. Electric fireplace. Two radiators.

Kitchen

11' 1" x 9' 8" (3.38m x 2.95m)

Double glazed window to rear aspect overlooking the communal gardens. The kitchen is fitted with a range of matching wall and base units with laminate worktops over. Stainless steel 1½ bowl sink and drainer unit. Wall hung gas central heating boiler. Inset 4 ring gas burner hob. Built-in cooker. Space for fridge freezer. Space and plumbing for washing machine. Tiled splashbacks. Tiled floor.

Bedroom 1

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

Double glazed patio doors to patio area. Two built-in wardrobes. TV point. Radiator.

Bedroom 2

10' 9" x 8' 2" (3.28m x 2.49m)

Double glazed window to rear aspect. Radiator.

Bathroom

Three piece suite comprising a large walk-in shower enclosure. Low level WC. Vanity wash hand basin. Shaver point. Fully tiled walls and floor.

Outside

There are well kept communal gardens and the driveway leads to the garages at the rear.

Garage

16' 3" x 8' 5" (4.95m x 2.57m)

Up and over door. Outside tap to wash car.

Agents Notes:

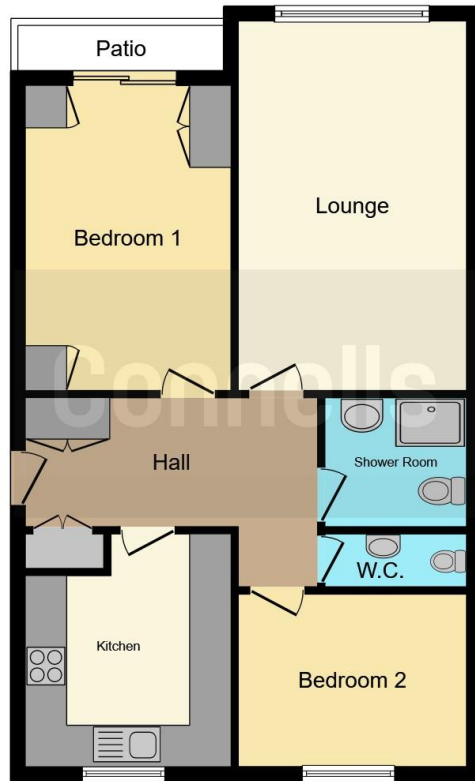
Lease: 999 years from June 2005 (Share of Freehold)

Service Charge: £1700

Ground Rent: £0

Council Tax: Band D - 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: C

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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2005. 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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