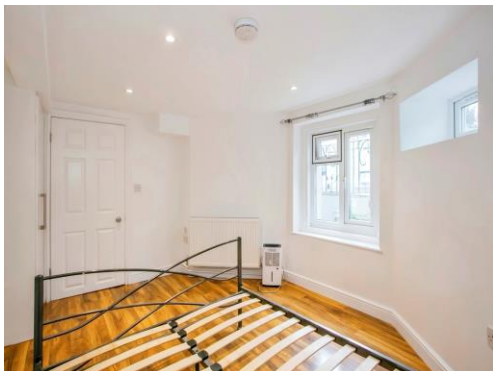




Connells

Hengist Road  
Bournemouth



## Property Description

Connells Southbourne are pleased to present this lower ground floor apartment, with its own private entrance, located just over 1/2 mile to Boscombe Beach and within 1/2 mile to Boscombe High Street. It briefly comprises a double bedroom, en-suite bathroom, open plan sitting / dining room with kitchen area. 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

This property is located on the lower ground floor with steps down to its own private entrance. Double glazed door opens into the;

## Entrance Hall

Doors to all rooms.

## Bedroom

12' 9" into bay x 6' 6" (3.89m into bay x 1.98m)

Double glazed window to the front aspect. Radiator. Small built in cupboard. Wood effect laminate flooring.  
Door to;

## En-Suite Bathroom

Three piece suite comprising panel enclosed bath with chrome shower attachment over. Wall hung wash hand basin. Low Level WC. Extractor unit. Chrome heated towel rail. Part tiled.

## Sitting / Dining Room

14' 8" into bay x 11' 4" ( 4.47m into bay x 3.45m )

Double glazed bay window to the side aspect. Continuation of wood effect laminate flooring. Electric fireplace with wood surround. Radiator. Double glazed patio door opening to a small patio area. Step up into the;

## Kitchen

6' 5" x 5' 8" ( 1.96m x 1.73m )

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

## Outside

Fully enclosed patio area laid to artificial lawn. Steps up to the front of the property.

## Agents Notes:

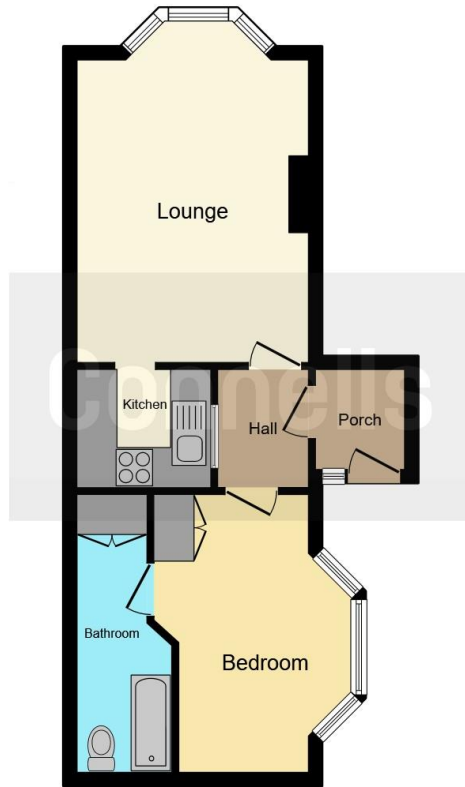
Lease: 149 years from December 2007.

Service Charge: £1200 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](http://www.focalagent.com)



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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBN305800](http://connells.co.uk/Property/SBN305800)**

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



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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