



Connells

Annandale Court Clifton Road
Bournemouth



Property Description

Connells Southbourne are delighted to bring to market this two double bedroom first floor apartment, which is in a fantastic location and within 160 meters of the clifftop and award-winning beaches and is offered in excellent condition throughout. Additional benefits of this stylish apartment include a spacious balcony which enjoys views over the communal gardens, a single garage, and visitors parking area.

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Entrance Hall

Wall mounted telephone entry system. Range of built in storage cupboards. Engineered Oak flooring. Doors to all rooms.

Cloakroom

Obscure double glazed window to side aspect. Low level WC with concealed cistern. Vanity wash hand basin with cupboard under. Wall mounted chrome ladder style heated towel rail. Part tiled walls. Vinyl flooring.

Sitting Room

19' 9" x 11' 4" max (6.02m x 3.45m max)

Double glazed window to front aspect. Double glazed patio doors giving access to balcony. Engineered oak flooring. TV and telephone point. Two radiators.

Kitchen

12' 8" x 8' 9" (3.86m x 2.67m)

Range of wall and base units. Wall mounted Valliant combination boiler. Integrated Zanussi oven. Space and plumbing for dishwasher. Space and plumbing for washing machine. 1½ bowl stainless steel sink unit with drainer and mixer tap over. Part tiled walls. Vinyl flooring. Radiator.

Master Bedroom

10' 9" to front of wardrobes x 8' 9" (3.28m to front of wardrobes x 2.67m)

Double glazed window to side aspect. Built in wardrobes. TV point. Radiator.

Bedroom 2 / Dining Room

12' 2" x 7' 7" (3.71m x 2.31m)

Currently being used as dining room. Double glazed window to front aspect. Engineered oak flooring. Radiator.

Bathroom

Obscure double glazed window to side aspect. Large walk in shower. Low level WC with concealed cistern. Vanity wash hand basin with storage under. Fully tiled walls. Wall mounted chrome ladder style heated towel rail. Laminate flooring.

Garage

17' 2" x 8' 9" (5.23m x 2.67m)

Brick built construction with up and over door.

Communal Gardens

Mainly laid to lawn with mature hedging and plant borders.

Agents Notes:

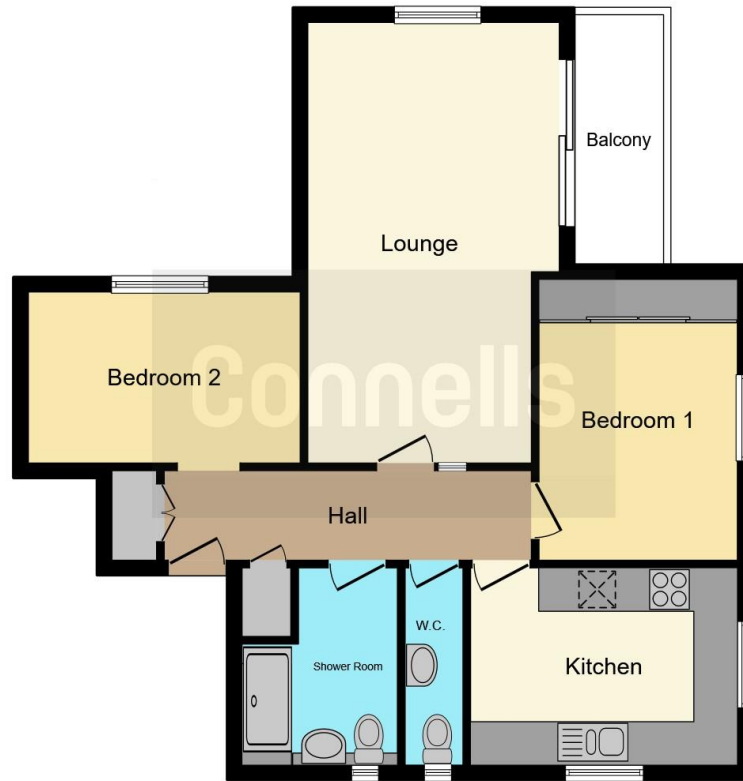
Lease: from October 2019 until September 2172

Service Charge: £2,200 per annum

Ground Rent: £0 per annum

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. We are awaiting further details about the Term of the lease. For 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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