



Connells

Sea Road
Boscombe Bournemouth



Property Description

Connells Southbourne are you delighted to present this two double bedroom top floor apartment within 160 meters to Boscombe Pier. The apartment benefits from share of the freehold, a modern kitchen and bathroom and a private roof terrace with sea views and a lockable storage unit. Offered with vacant possession and no forward chain.

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

Double-glazed door with secure lock and phone entry system to rear elevation. Double glazed window to side aspect. Steps up to first floor entrance.

Entrance Hall

Secure entry. LVT flooring. Radiator.

Sitting Room

15' 8" into bay x 14' 4" max (4.78m into bay x 4.37m max)

Double glazed window to front aspect. LVT flooring. TV point. Radiator.

Kitchen

12' x 6' 2" max (3.66m x 1.88m max)

Double glazed window to front aspect. Range of wood effect wall and base units with laminate worktops over. Single stainless steel sink and drainer. Tiled splashback. 4 ring gas burner with electric oven under and stainless steel cooker hood over. Integrated dishwasher. Integrated fridge freezer, washing machine / dryer. Cupboard housing boiler. Radiator.

Bedroom 1

16' 7" x 9' 4" (5.05m x 2.84m)

Double glazed window to side aspect. Built-in wardrobe. Radiator.

Bedroom 2

9' 2" x 7' 6" (2.79m x 2.29m)

Double glazed window to side aspect. Built-in wardrobe. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with glass shower screen and chrome shower attachment. Wall hung wash hand basin. Low level WC. Chrome towel rail. Tiled floors. Tiled splashbacks.

Roof Terrace

Accessed by a separate door by the apartment with stairs leading to the roof terrace which has sea views and storage area.

Agents Notes:

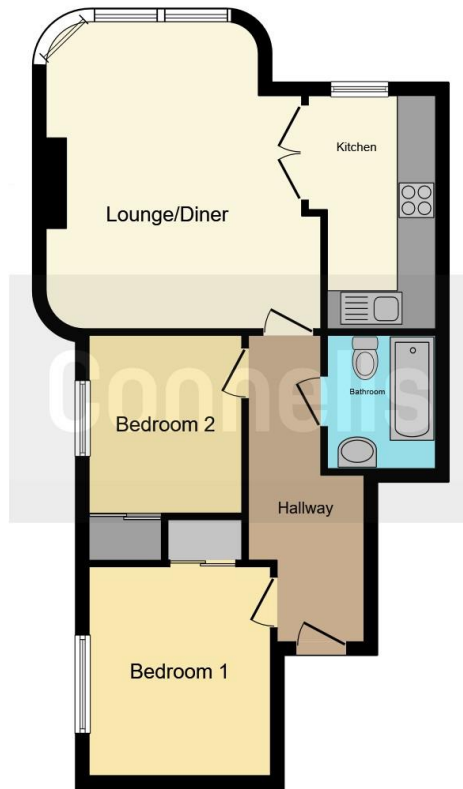
Lease: 999 years from March 2015

Service Charge: £1,800 per annum (£150 monthly)

Ground Rent: £0 per annum

Council Tax - Band B - 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

view this property online connells.co.uk/Property/SBN305511

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 2015. 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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