



**Connells**

Hengist Road  
Bournemouth



### Property Description

Connells Estate Agents are pleased to present this first floor apartment located just over ½ mile to Boscombe Beach and within ½ mile to Boscombe High Street. Offered with vacant possession and no forward chain. It briefly comprises; one double bedroom, sitting room, separate kitchen & bathroom.

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 provide ; access. Stairs rise to the first floor landing and the front door opens into the;

### Entrance Hall

Radiator. Doors to all rooms.

### Sitting Room

12' 1" x 11' 1" ( 3.68m x 3.38m )

Measurements taken into bay. Double glazed window to side aspect. Radiator. TV Point.

### Kitchen

9' x 6' 1" ( 2.74m x 1.85m )

Double glazed window to the front aspect. Fitted with a range of matching wall and base units with laminate worktops over. Inset gas hob with electric oven underneath and stainless steel cooker hood over. Stainless steel sink and drainer unit with tiled splashbacks. Wall mounted gas combination boiler. Space and plumbing for washing machine and space for under counter fridge freezer.

### **Bedroom**

13' 1" x 12' ( 3.99m x 3.66m )

Double glazed window to side aspect. Radiator.

### **Bathroom**

Double glazed window to rear aspect. Panel enclosed corner bath with chrome shower attachment over. Vanity wash hand basin. Low level WC. Part tiled.

### **Agents Notes:**

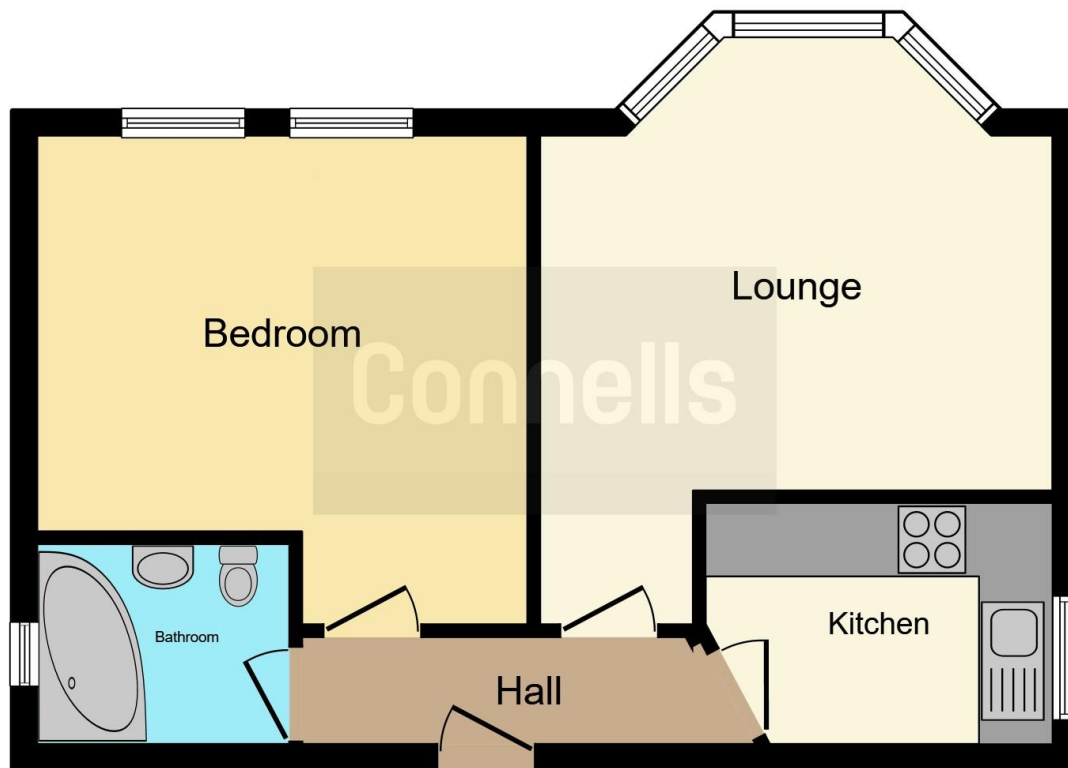
Lease: 149 Years from December 2007. Vendor informs us that Share of Freehold will be included.

Service Charge: As & When Basis

Ground Rent: £0

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)

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax  
 Band: A

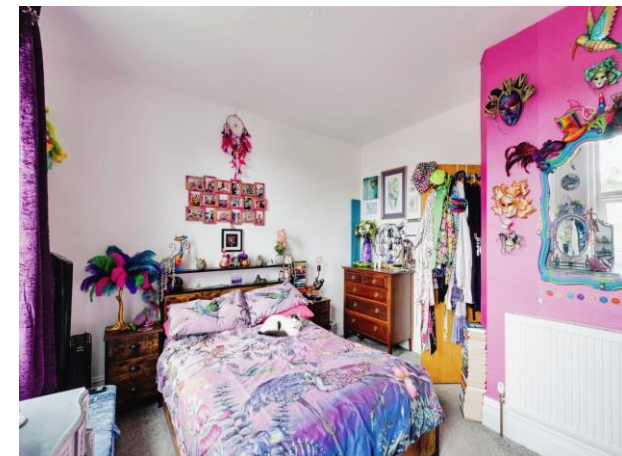
Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN303874](http://connells.co.uk/Property/SBN303874)**

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.



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBN303874 - 0006