



Connells

Stourbanks Conifer Close
CHRISTCHURCH



Property Description

Connells of Southbourne are delighted to offer this spacious and light two bedroom purpose built first floor apartment which is offered in excellent condition throughout. Situated in the popular Stourbanks development located at the end of a quiet Cul-de-sac within West Christchurch. The apartment enjoys uninterrupted views over the landscaped grounds from a large picture framed style window in the sitting room, from the private balcony and also from Bedroom 1.

The three blocks which make up 'Stourbanks' offer a beautiful tranquil setting with the grounds extending over 3 acres which in turn lead down to the banks of the river Stour and a varied amount of local wildlife can be often seen roaming within the grounds. The property also benefits from a garage en bloc and visitors parking area. This is a very special apartment which demands viewing to be fully appreciated.

Communal Hallway

Double glazed to side aspect.

Entrance Hall

Built in storage cupboard. Airing cupboard. Radiator. Doors to all rooms.

Sitting Room / Dining Room

21' 3" x 10' 6" (6.48m x 3.20m)

Double glazed window to rear aspect. Double glazed door leads on to balcony overlooking the communal grounds to the rear. Feature fireplace. TV point. Two radiators.

Kitchen

12' x 6' 6" (3.66m x 1.98m)

Double glazed window to rear aspect. A range of wall and base units with worktops over. Induction hob with integrated oven under. Stainless steel sink unit with drainer with mixer tap. Space for fridge freezer. Integrated washer / dryer. Part tiled walls.

Bedroom 1

14' 8" max x 8' (4.47m max x 2.44m)

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

Bedroom 2

11' 9" max x 7' (3.58m max x 2.13m)

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

Bathroom

Panel enclosed bath. Low level WC. Vanity wash hand basin with storage cupboard under. Wall mounted ceiling fan. Range of base level storage units. Chrome ladder style towel rail. Fully tiled walls.

Outside

The communal grounds extend just over 3 acres which benefits lawn areas and wooden areas and extend down to the River Stour. Garage en bloc. Visitors parking.

Agents Notes:

Under the terms of the Estate Agents Act 1979 (Section 21) please note that the vendor of this property is an associate of an employee of the Connells Group.

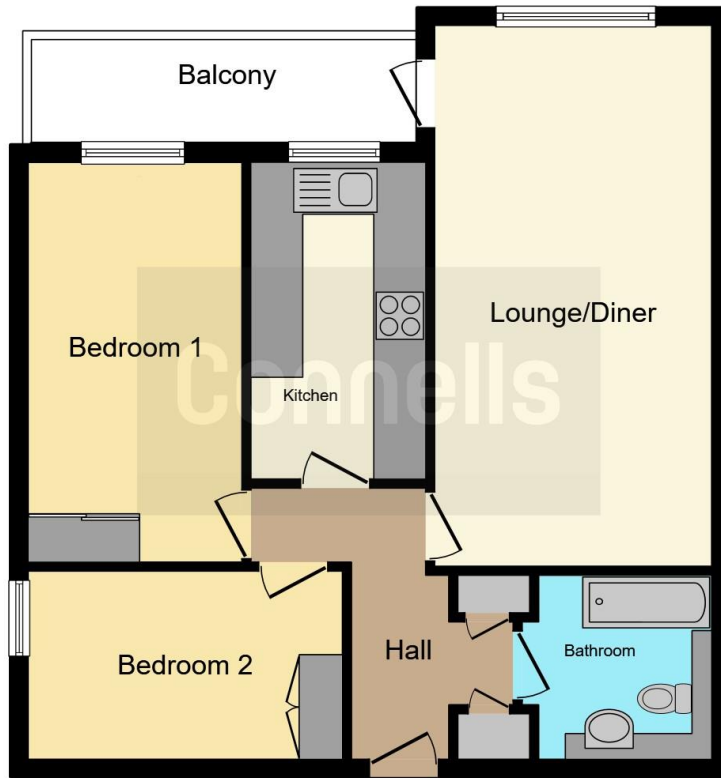
Lease: 999 years from March 1975 (Share of Freehold)

Service Charge: £1934 per annum

Ground Rent: £0

Council Tax - Band C - 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

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

view this property online connells.co.uk/Property/SBN305886

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

EPC Rating: C

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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