



Connells

St Catherine's Road  
Bournemouth





## Property Description

Connells present this three bedroom first floor apartment, located across from Southbourne Cliff Tops, offering sea views from the sitting room. The property has been recently redecorated and is offered with Vacant Possession and No Forward Chain. This property could have many uses, either a home, lock up and leave, or investment.

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.

## Approach

A pathway and steps rise to the communal front door. This opens up to the entrance vestibule. The apartment front door opens up to the:

## Sitting Room

12' 5" into bay x 11' 8" ( 3.78m into bay x 3.56m )

Double glazed bay window to the front aspect with sea views. Radiator. Door to kitchenette and the shower room.

## Shower Room

Obscure glazed window. Fully tiled suite comprising corner shower with chrome shower attachment. Wash hand basin vanity unit. Low level WC.

## Hallway

Radiator. Storage cupboard with space and plumbing for a washing machine. Doors to all bedrooms.

## Kitchenette

Single glazed window with side aspect. Wall and base units with laminate worktops over. Single stainless steel single drainer sink unit. Inset electric hob with electric oven underneath. Breakfast bar with space for undercounter fridge and freezer. Door to further;

## Shower Room

Fully tiled suite comprising shower cubicle with chrome shower attachment. Wall hung wash hand basin. Low level WC.

## Bedroom 1

13' 3" x 9' 5" ( 4.04m x 2.87m )

Double glazed window to the side aspect. Feature fireplace. Laminate wood effect flooring. Radiator.

## Bedroom 2

17' 5" x 7' ( 5.31m x 2.13m )  
Single glazed sash window. Radiator.

## Bedroom 3

12' 6" max x 9' 7" ( 3.81m max x 2.92m )

Double glazed window to the rear aspect. Radiator.

**Agents Notes:**

Lease: 99 years from December 1985.

Service Charge: £1200 per annum

Ground Rent: £50 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBN305900](http://connells.co.uk/Property/SBN305900)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 03 Dec 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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