



**Connells**

Christchurch Road  
Bournemouth



### Property Description

Connells Southbourne are pleased to present modern ground floor apartment, with its own private entrance, located just over 600 meters from Boscombe High Street & within 0.7 miles of Boscombe Overcliff. The property has been recently refurbished and has one double bedroom, a modern shower room, kitchen / dining room and access to a small garden area. It further benefits from 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. 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 pasteboards 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.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

### Approach

There is off road parking to the front and a gravel pathway leads to side entrance door with secure access via metal gate. The front door opens into the;

### Entrance Hall

Doors to all rooms.

### Kitchen / Sitting Room / Diner

18' 2" x 11' 5" ( 5.54m x 3.48m )

Double glazed cottage style windows to the front and side aspects. Double glazed patio door opening to the garden area. The kitchen is fitted with a olive shaker style wall and base units with wood block effect worktops over. Inset electric hob with electric oven underneath and stainless steel cooker hood over. Cupboard housing gas central heating boiler. Space for washing machine. Space for fridge freezer. Laminate flooring. TV point. Radiator. Access to loft via loft hatch.

### Bedroom

13' x 12' 5" max (3.96m x 3.78m max)

Double glazed cottage style window to the side aspect. Laminate flooring. TV point. Radiator.

### Bathroom

Large walk-in shower enclosure. Chrome shower attachment. Counter top basin and vanity unit. Low level WC. Chrome heated towel rail. Laminate flooring.

### Rear Garden

Fully enclosed by timber fencing. Laid to artificial lawn. Outside tap and electric. Bin store.

## Agents Notes:

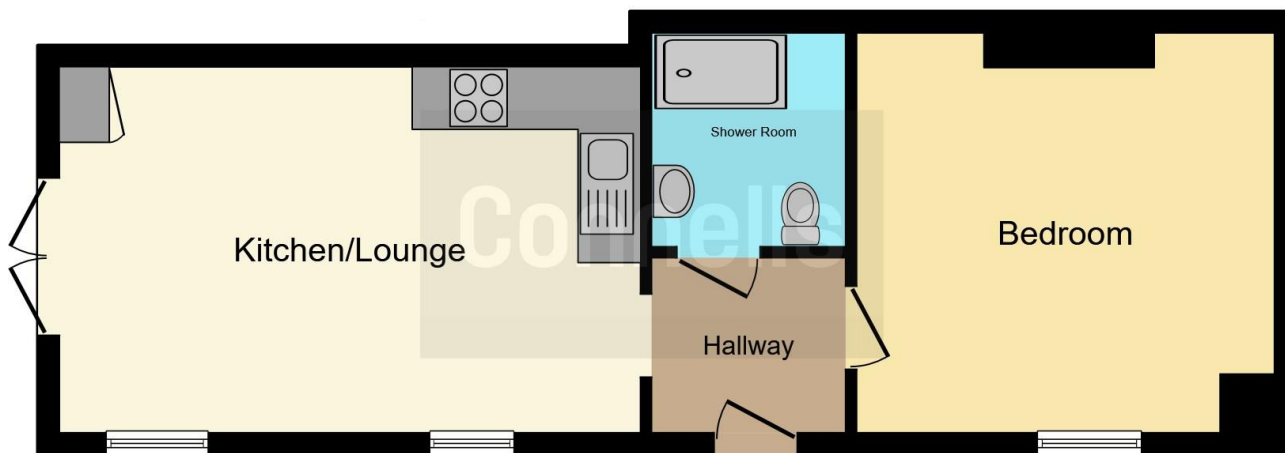
Lease: 125 years from September 2019.

Service Charge: As and 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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBN305914](http://connells.co.uk/Property/SBN305914)**

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.

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