



Connells

Eaton Court Madeira Road
Bournemouth



Property Description

Connells Southbourne are pleased to offer this studio apartment located just over 300 meters to Bournemouth Town centre and benefiting from off road parking, a newly extended lease and a fully enclosed private garden area. This spacious apartment truly needs to be viewed to be fully appreciated. This is a rare opportunity and would make an ideal first time purchase or investment.

Bournemouth's bustling town centre boasts a pedestrianised high street and Victorian arcades, department stores, high street favourites, and independent retailers. Less than a mile away you will find Bournemouth's main line railway with connections to Weymouth and London Waterloo. The main attraction is arguably Bournemouth's seven miles of golden sandy beaches which offers something for everyone, whether it is zip lining or enjoying some food and drink at one of the many seaside eateries. The property is situated 1 mile from Bournemouth Pier.

Entrance

The studio apartment is accessed via its own private entrance door leading to the;

Sitting / Kitchen Area

20' 6" x 17' 8" max (6.25m x 5.38m max)

Kitchen Area: Range of matching wall and base units with rolled edge worktops over including breakfast bar. Built-in stainless steel sink unit with drainer. Four burner electric hob, electric oven under. Space and plumbing for automatic washing machine. Undercounter fridge and freezer. Open plan to;

Living Area: Three large windows into corner bay. Range of full height storage cupboards, one incorporating a fold down bed. Feature high ceilings. Picture rail. Pendant lighting. Stripped and stained oak wooden flooring. Low level cabinet with electricity meter and consumer unit. Two Dimplex storage heaters. Further door to;

Internal Lobby

Full height storage. Cupboard with pull out bed. Airing cupboard housing immersion heater with shelving above. Further doorway to;

Bathroom

Modern white suite comprising panel enclosed bath with chrome taps and wall mounted electric shower. Low level WC with dual central flush. Pedestal wash hand basin with chrome taps. Extractor. Light shaver point with mirror and light above. Part tiled walls.

Outside

The property benefits from an allocated off road parking space. The studio apartment also has the additional benefit of having its own private enclosed garden area which comprises seating area and storage space with a small shed. A range of plant and shrub borders and is ideal for al fresco dining.

Agents Notes:

Lease: 99 Years from July 1988 (Share of Freehold)

Our Vendor has informed us that the Lease has been newly extended to be confirmed by Solicitors.

Service Charge: £600 per annum

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

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/SBN303429

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1988. 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.

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.

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