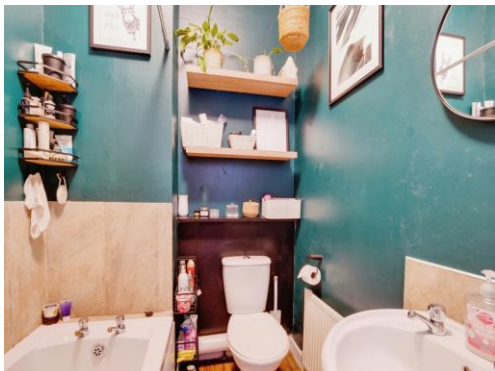




Connells

Kelly Lodge Walpole Road
BOURNEMOUTH



Property Description

Connells of Southbourne are delighted to offer for sale this modern, light and spacious first floor apartment, which is being offered in excellent condition, having recently been refurbished to a good standard by the current owner. This stylish apartment would make a perfect first time purchase or investment.

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 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.

There is a thriving street market in the High Street on Thursdays and Saturdays as well as a vintage market on the first Saturday of every month.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway is within a mile and is served by South Western Railway, who operate services from London Waterloo to Weymouth. Doctors and Pharmacies in walking distance.

Approach

A pathway leads to the communal entrance where there is a secure entry system. Stairs rise to the first floor landing. Front door opens into the;

Entrance Hall

Doors to all rooms.

Open Plan Living

13' 9" x 13' 9" (4.19m x 4.19m)

Open plan sitting / dining / kitchen area. Double glazed bay window to the front aspect. Feature fireplace. Modern kitchen area with a range of wall and base units. Built-in electric hob and oven with extractor over. Ample work-surfaces with inset sink and drainer. This stylish room is flooded with natural light and has high ceiling which creates an impressive socialising area. Radiator.

Bedroom

16' 7" x 8' 2" (5.05m x 2.49m)

Double glazed bay window. Built-in storage cupboard. Radiator.

Bathroom

Morden white suite comprising of panel enclosed bath with shower attachment over. Low level WC. Wash hand basin. Tiled splashback.

Outside

The property is set back behind a low brick built decorative wall. Pathway leading to the front door.

Agents Notes

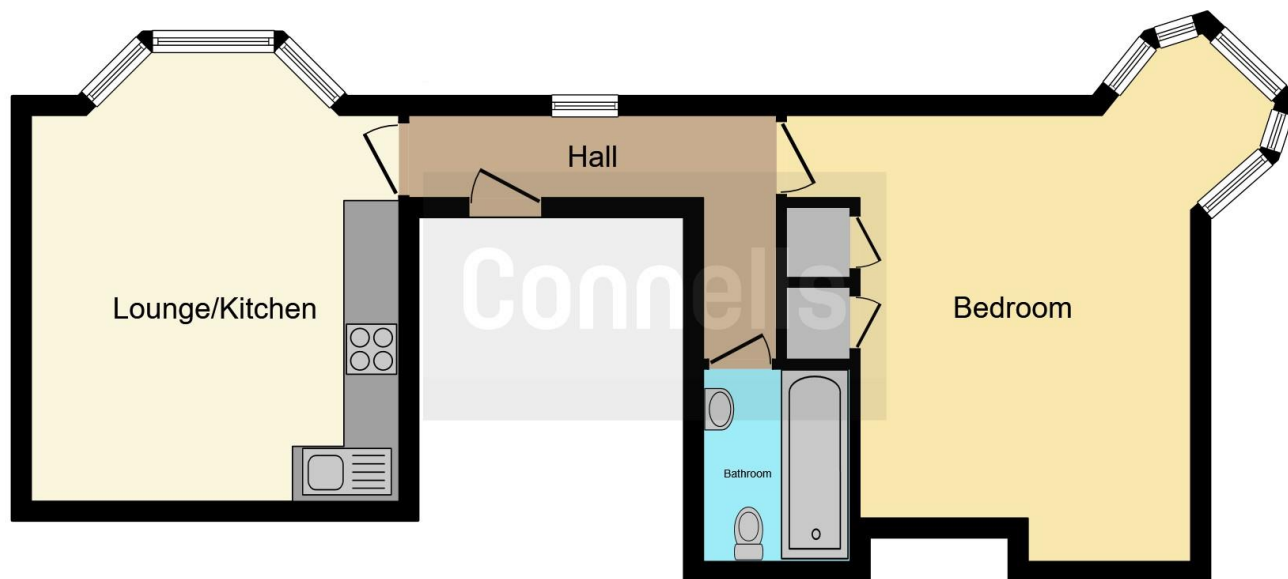
Lease:125 Years from June 1989

Service Charge: £1900 per annum

Ground Rent: £100 per annum

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: C

view this property online connells.co.uk/Property/SBN305848

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. 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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