



Connells

Marina Court Sea Road
Boscombe Bournemouth



Property Description

Connells Southbourne are pleased to present this first floor apartment located just over 300 meters to Boscombe Pier & Beach. It briefly comprises; two double bedrooms, sitting room with a balcony, separate kitchen and modern shower suite. Tenant in situ paying £900 PCM. Offered with 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. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school.

Please note; this property is only suitable for cash buyers due to the lease having approximately 57 years remaining.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

A driveway leads to the rear of property where a secure entry system gives access to the communal entrance hall. Stairs rise to the first floor landing where the apartment front door opens into the;

Entrance Hall

Secure entry phone. Glazed door to;

Sitting Room

17' 4" x 15' 2" max (5.28m x 4.62m max)

Double glazed sliding door leading to the balcony, offering a southerly aspect. TV point. Telephone point. Two electric radiators. Glazed door to the;

Kitchen

9' 8" x 8' 3" (2.95m x 2.51m)

Double glazed window to rear aspect. Range of white gloss matching wall and base units with contrasting black laminate worktops over. Space and plumbing for washing machine and space for freestanding fridge freezer. Inset electric hob with electric oven underneath and stainless steel cooker hood over. Part tiled walls.

Inner Hall

Cupboard. Doors to all rooms.

Bedroom 1

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed window to front aspect. Built-in furniture. Electric radiator.

Bedroom 2

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to rear aspect. Electric radiator.

Bathroom

Large shower cubicle with sliding glass door. Built-in vanity wash hand basin. Low level WC. Extractor. Tiled floor. Part tiled walls.

Outside

There is a garage en bloc with an up and over door. Communal garden to the front.

Agents Notes

Lease: 99 years from December 1967

Service Charge: £1113.03 paid every 6 months.

Ground Rent: £15 per annum

Council Tax: Band D - 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: D

view this property online connells.co.uk/Property/SBN305622

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.

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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