



Connells

Jefferson Avenue
Bournemouth



Property Description

Connells Southbourne are pleased to present this freehold three bedroom ground floor garden apartment offered in outstanding condition throughout. This apartment has been recently refurbished with a modern kitchen, good sized family bathroom and substantial living accommodation - which comprises a large dining area, which extends to a light and spacious living area with bi-fold doors. This opens into a large conservatory with direct access to the superb enclosed private rear garden, with two separate areas laid out, to enjoy alfresco dining.

This beautiful apartment also benefits from a generous sized driveway which provides off road parking for at least three vehicles. The Freehold of the entire building is included in the sale with the top floor apartment paying Ground Rent and will be requiring a lease extension in the near future which will need to be purchased.

Viewing is essential and strongly recommended to fully appreciate this charming garden apartment.

Springbourne is only a short walk to the local high street, beaches, shops and bus routes. Kings Park recreational ground is located less than half a mile away, offering facilities including a children's play area, a skate park, athletics centre and cricket field.

Boscombe, a popular suburb of Bournemouth provides a number of facilities including a variety of shops, cafes, bars, restaurants and local library. A range of beach activities with climbing boulders,

Approach

Driveway for off road parking for multiple cars and side access to rear garden. Side entrance door opens into the;

Kitchen

12' 4" x 7' 3" max (3.76m x 2.21m max)

Double glazed window to side aspect. Double glazed door to side. Range of wall and base units with work-surfaces over. Shelving to wall. Stainless steel sink unit with drainer. Wall mounted gas central heating boiler. Electric hob and oven under. Extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Part tiled wall. Fully tiled floor.

Sitting Room

11' 3" x 13' 2" (3.43m x 4.01m)

Door into inner hallway. Engineered oak wood flooring. Bi-fold doors into conservatory. Open arch to dining area.

Dining Area

12' 2" x 11' (3.71m x 3.35m)

Feature fireplace with wooden mantle over. Engineered oak wood flooring.

Conservatory

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed construction. Double glazed door to side. Polycarbonate pitched roof. Bi-fold doors to sitting room,

Bedroom 1

12' 4" into bay x 11' 9" (3.76m into bay x 3.58m)

Double glazed bay window to front aspect with fitted shutters. Built-in storage area. TV point. Radiator.

Bedroom 2

10' 9" x 7' 9" (3.28m x 2.36m)

Double glazed window to side aspect.
Radiator.

Bedroom 3

10' 7" x 9' 9" (3.23m x 2.97m)

Double glazed window to rear aspect. TV
point. Radiator.

Bathroom

Obscure double glazed window to side
aspect. Panel enclosed bath. Low level WC
with concealed cistern. Wash hand basin
with storage unit under. Corner shower
cubicle. Full tiled wall and flooring. Radiator.

Rear Garden

Enclosed on all sides. Large wooden shed.
Smaller wooden shed. Mainly laid to shingle
with a lawned area. Selection of mature
plants, shrubs. Two dining areas, perfect
areas for al-fresco dining. To the side of the
property from the kitchen there is a private
screened seating area perfect space for
enjoying a morning coffee.

Agents Notes

It is our understanding that the property as a
whole is currently held under a Freehold title.
To enable to the sale of the flat a Draft lease
will be created which would be finalised on
completion in preparation for submission at
Land Registry. We recommend that you seek
guidance with regards to any financial
arrangements and timeframes associated
with this process to ensure that it will meet
your requirements.





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/SBN305947

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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