



Connells

Bayview House St Catherines Road
Bournemouth



Property Description

Connells present this three/four bedroom second floor apartment, located across from Southbourne Cliff Tops, offering sea views from the sitting room. This apartment has been recently redecorated and is offered with vacant possession and no forward chain. This property could have many uses, either a home, lock up and leave, or investment. There is potential to go into the loft, subject to freeholders permission and STPP.

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Approach

A pathway and steps rise to the communal front door, which opens into the entrance vestibule. Stairs up to the second floor.

Entrance Hall

Split level landing. Doors to all rooms. Cupboard with plumbing for washing machine.

Sitting Room

15' 7" x 15' 7" into bay (4.75m x 4.75m into bay)

Double glazed window to front aspect offering sea views. Laminate flooring. Radiator.

Kitchenette

Double glazed window. Wall and base units with laminate worktops over. Single stainless steel single drainer sink unit. Inset electric hob with electric oven underneath. Wall hung gas central heating boiler.

Bedroom 1

17' 6" x 7' 8" max (5.33m x 2.34m max)

Double glazed window. Radiator.

Bedroom 2

13' 7" x 9' 8" (4.14m x 2.95m)

Double glazed window to rear aspect. Radiator.

Bedroom 3

10' 9" x 9' 4" (3.28m x 2.84m)

Double glazed window to rear aspect. Radiator.

Bedroom 4

9' 2" x 7' 4" (2.79m x 2.24m)

Double glazed window to front aspect. Laminate flooring. Wall hung wash hand basin.

Shower Room

Obscure window to side aspect. Corner shower. Pedestal wash hand basin. Low level WC. Fully tiled. Chrome towel rail.

Separate W.C

Low level WC. Wash hand basin. Fully tiled.

Agents Notes

Lease: 99 years from October 1986.
Our vendor informs us that there will be a new lease on completion. Terms to be agreed.

Service Charge: As and when basis

Ground rent: £1 per annum

Council Tax: Band B - 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

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This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Oct 1986. 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.

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