



Connells

Robville Court Christchurch Road
Bournemouth



Property Description

Connells of Southbourne are pleased to offer for sale this two bedroom ground floor apartment set in the ever popular location of Boscombe East, close to local shops & amenities, local parks and within 1.5 miles of J P Morgan & Bournemouth Hospital. The award winning sandy beaches of Southbourne can be reached within 1 mile. There is a variety of local amenities to cater for most peoples needs including a mainline station at Pokesdown, which serves London Waterloo. Kings Park is located nearby with its recreational facilities.

This bright and airy two double bedroom apartment benefits from a kitchen / breakfast room, separate sitting room and a family bathroom, as well as direct access to the communal garden. This would make the ideal purchase for a first time buyer, or investor. Offered with vacant possession and no forward chain.

Entrance Hall

Obscure double glazed door. Built-in storage cupboard. Radiator.

Sitting Room

17' 2" x 11' 9" (5.23m x 3.58m)

Double glazed bay window to front aspect. Feature fireplace with electric fire. TV point. Radiator.

Kitchen

11' 8" x 9' 5" (3.56m x 2.87m)

Double glazed door to side aspect. Double glazed window to side aspect. Range of wall and base units with work-surfaces over. Stainless steel sink unit with drainer. Built-in storage cupboard housing gas central heating boiler. Four burner electric hob with oven under and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Part tiled walls. Fully tiled floor.

Bedroom 1

11' 9" x 10' 2" max (3.58m x 3.10m max)

Double glazed window to front aspect. Built-in wardrobes. Radiator.

Bedroom 2

8' 8" x 8' 9" (2.64m x 2.67m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Corner shower cubicle. Pedestal wash hand basin. Low level. Fully tiled walls. Radiator.

Agents Notes:

Lease: 153 years from September 2000

Service Charge: £720 approx per annum including buildings insurance.

Ground Rent: Peppercorn

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: C

view this property online connells.co.uk/Property/SBN305931

This is a Leasehold property with details as follows; Term of Lease 153 years from 29 Sep 2000. 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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