



**Connells**

Irving Lodge Irving Road  
Bournemouth



## Property Description

Connells are pleased to present this two bedroom second floor apartment located in the centre of Southbourne and just over 70 meters to shops & amenities & under half a mile to Southbourne Beach. The property briefly comprises an open plan kitchen / sitting / dining room, family bathroom and access to a communal garden where it has its own private shed for storage.

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.

## Approach

Laid to shingle. Communal entrance into communal hall. Stairs to second floor landing.

## Entrance Hall

Secure entry phone system. Storage cupboards,

## Sitting Room

13' 6" x 10' ( 4.11m x 3.05m )

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

## Kitchen

12' 1" x 11' 1" ( 3.68m x 3.38m )

Double glazed window to rear aspect overlooking communal grounds. Range of wall and base units with laminate work tops over. 1½ bowl stainless steel sink unit with drainer. Tiled splashbacks. Inset gas hob and electric oven under. Space and plumbing for washing machine. Space for fridge freezer.

## Bedroom 1

10' 7" to face of wardrobes x 9' 4" ( 3.23m to face of wardrobes x 2.84m )

Double glazed window to rear aspect. Radiator.

## Bedroom 2

7' 8" x 7' 7" ( 2.34m x 2.31m )

Double glazed window to rear aspect. Radiator.

## Bathroom

Panel enclosed bath with chrome shower over. Extractor fan. Pedestal wash hand basin. Low level WC. Chrome towel rail.

## Rear Garden

Garden gate to the rear. Enclosed by mature hedge borders and laid to lawn. Storage shed allocated to this flat.

## Agents Notes:

The Vendor of this property is an estate agent or connected person as defined in Section 21 of the Estate Agents Act 1979.

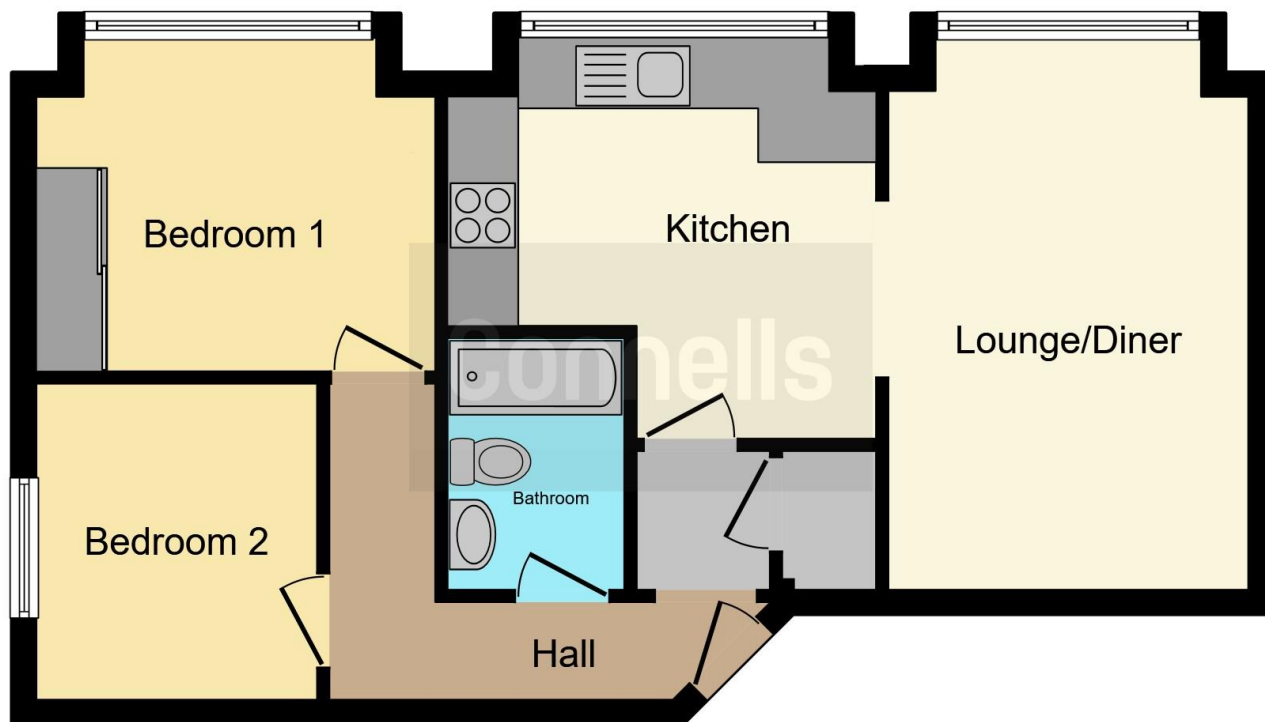
Lease:125 years from March 2003

Service Charge: £650 per annum

Ground Rent: £150 per annum

Council Tax: Band B - BCP Council





TOTAL: 52.1 m<sup>2</sup> (560 sq.ft.)

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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**view this property online [connells.co.uk/Property/SBN305832](http://connells.co.uk/Property/SBN305832)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

**EPC Rating: D**

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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