



Connells

Christchurch Road
Bournemouth



Property Description

Connells Southbourne are pleased to present this four bedroom, first and second floor maisonette, 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.

The property briefly comprises an open plan kitchen / sitting / dining area, two bathrooms, two allocated parking spaces and outside space and must be seen to appreciate its size!

Approach

The property is accessed via either the front or rear entrance and two allocated parking spaces are found at the back of the block where one of our sales representatives will meet you.

There is a private staircase where the rear entrance door opens into the to the first-floor landing with a further door into the;

Sitting Room / Dining Room

19' 7" x 11' 4" (5.97m x 3.45m)

Double glazed window to front aspect. Open fireplace. Wooden flooring. Radiator.

Kitchen Area

11' 5" x 8' 6" (3.48m x 2.59m)

Range of wall and base units with work surfaces over. Four burner gas hob. Electric oven. Extractor hood over. Space and plumbing for washing machine. Space for fridge freezer.

Bedroom 1

16' 5" x 12' 6" max (5.00m x 3.81m max)

Double glazed window to front aspect. Fully fitted wardrobes with shelving and hanging space. Feature fireplace with wooden mantle over. Radiator.

Bedroom 2

12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to rear aspect. Tiled fireplace with wooden mantle over.

Bedroom 3

12' 6" x 8' 5" (3.81m x 2.57m)

Double glazed window to rear aspect. Feature fireplace with wooden mantle over.

Bedroom 4

8' 4" x 7' 2" (2.54m x 2.18m)

Obscure double glazed window to side aspect. Radiator.

Shower Room

Obscure double glazed window to side aspect. Low level WC. Vanity wash hand basin with cupboard under. Enclosed shower cubicle. Wall mounted heated towel rail.

Bathroom

Panel bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail.

Outside

Enclosed rear garden mainly laid to artificial lawn. Two off road parking spaces adjoins rear of the garden area.

Agents Notes:

Lease: TBC

It is our understanding that the property as a whole is currently held under a Freehold title. To enable the sale of the flat, the vendor has advised that 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

Service Charge: As & When basis.

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/SBN305515

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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