





Property Description

Connells Southbourne are pleased to present this second 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.

The property briefly comprises; two double bedrooms, sitting / dining room leading through to kitchen, modern bathroom and allocated parking. It is being offered with vacant possession and no forward chain.

Approach

Front door opens into the communal entrance, where the stairs lead to the second floor landing. Door into the;

Entrance Hall

Built-in large storage cupboard. Wall mounted telephone entry system. Radiator. Doors to all rooms.

Sitting / Dining Room

13' 1" max x 13' max (3.99m max x 3.96m max)

Double glazed window to front aspect. TV point. Radiator. Open doorway through to the;

Kitchen

11' 2" x 5' 8" (3.40m x 1.73m)

Fitted with a range of matching wall and base units with contrasting laminate work surfaces over. Four ring gas hob with stainless steel extractor hood over and electric oven under. Wall mounted gas central heating boiler. Space for fridge freezer. Space and plumbing for washing machine. Stainless steel sink unit with drainer and mixer tap. Part tiled walls. Vinyl flooring.

Bedroom 1

12' 8" max x 12' 8" max (3.86m max x 3.86m max)

Double glazed window to rear aspect. Radiator.

Bedroom 2

12' 7" x 8' 6" (3.84m x 2.59m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. Three piece suite comprising panel enclosed bath with glass shower screen and chrome shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring. Radiator.

Outside

Allocated off road parking space to the rear of the property.

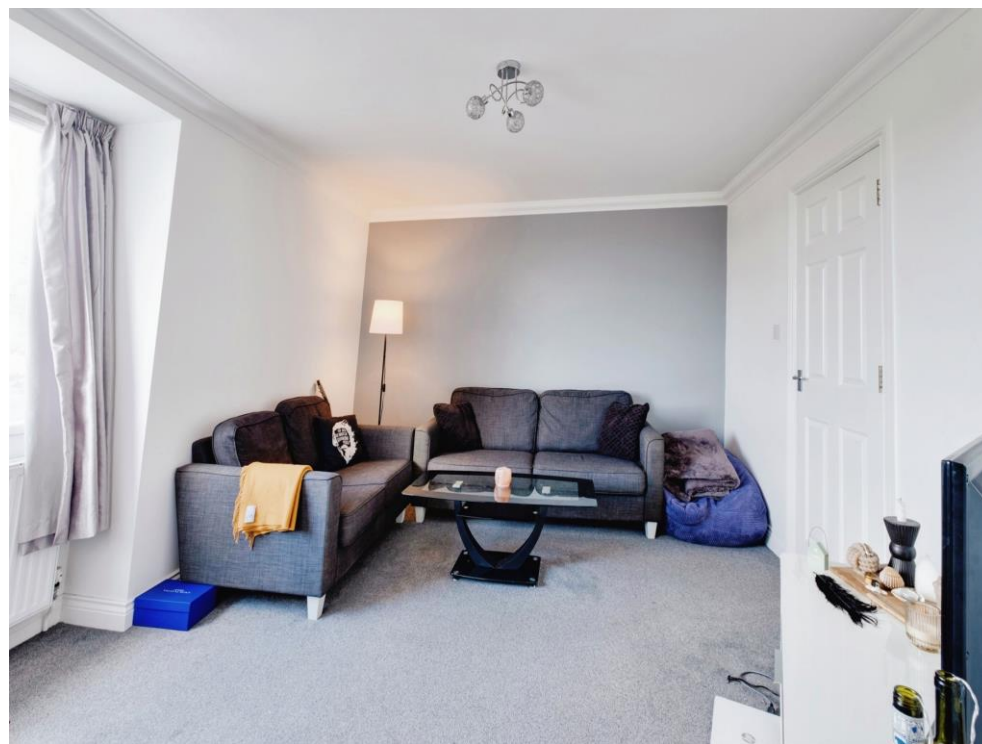
Agents Notes:

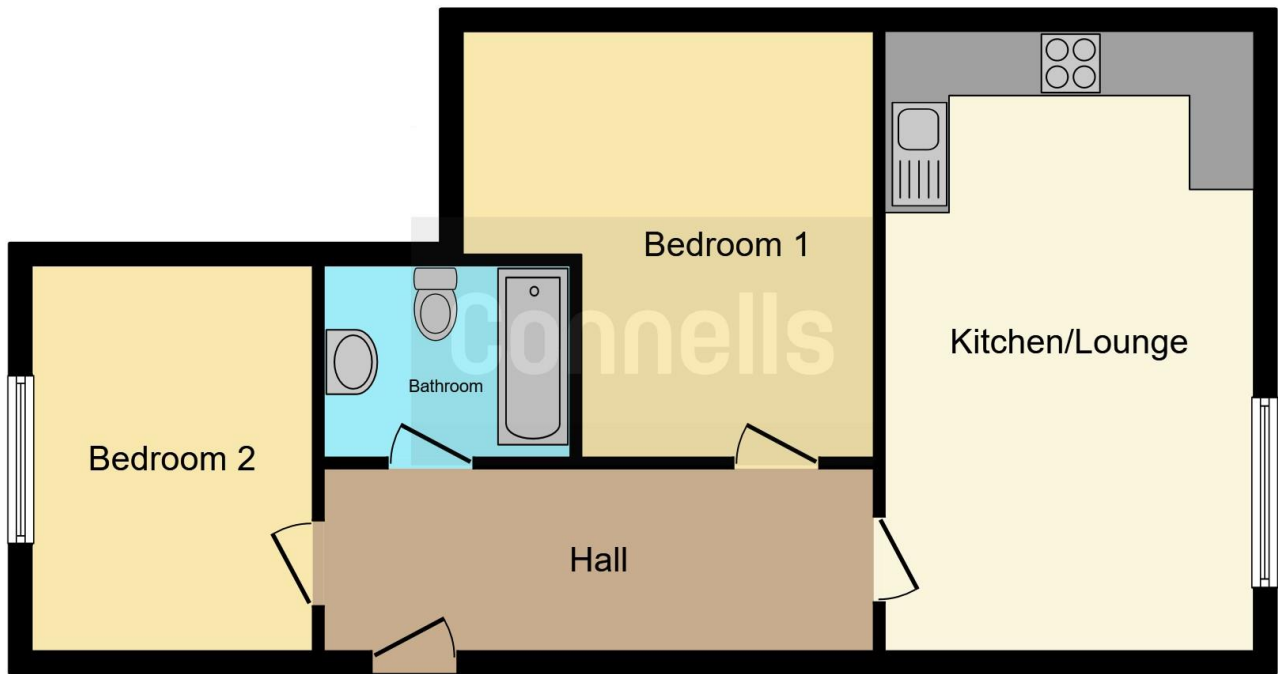
Lease: 125 year from January 2006

Service Charge: As and When basis

Ground Rent: £150 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

view this property online connells.co.uk/Property/SBN305208

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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