



**Connells**

Glen Road  
Bournemouth





## Property Description

Connells Southbourne are delighted to present this second floor apartment with Share of the Freehold, situated in a popular residential area and just under a 500 Meter walk to Boscombe Beach. The property is set within a converted block and briefly comprises two bedrooms, sitting / dining room, separate kitchen and modern bathroom. The apartment is offered in excellent condition throughout with the sitting room is full of character with a separate dining area both are flooded with natural light from the two windows which are south facing. Ideal as an investment or a stylish home for first time buyers. Internal viewing is highly advised!

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school.

There is also a main line train station at Pokesdown (1 mile away) and Bournemouth (1.4 miles away) which provide direct links to London Waterloo.

## Entrance Hall

Built in storage cupboard. Utility cupboard. Loft via loft hatch. Doors to all rooms.

## Utility Cupboard

Wall mounted gas central heating boiler. Space and plumbing for washing machine. Access to eve storage area.

## Sitting Room

16' 4" x 10' 4" ( 4.98m x 3.15m )

Double glazed window to front aspect. Wooden ceiling beams. Feature fireplace with inset electric fire. TV point. Two radiators.

## Dining Room

8' 5" x 7' 1" ( 2.57m x 2.16m )

Double glazed window to front aspect. Pitched ceiling with wooden beams on ceiling.

## Kitchen

13' 2" x 6' 8" ( 4.01m x 2.03m )

Range of wall and base unit with work surfaces over. Inset electric four burner hob with electric oven under. Space for under counter fridge / freezer. Inset composite sink with mixer tap. Access to eve storage area. Part tiled walls. Wall mounted electric fan. Vinyl flooring. Radiator.

## Bedroom 1

16' 3" x 10' ( 4.95m x 3.05m )

Double glazed window to front aspect. Double glazed roof style window to front aspect. Wooden beams to ceiling. TV point. Built-in bespoke wardrobes. Radiator.

## Bedroom 2

13' 5" x 6' 6" ( 4.09m x 1.98m )

Double glazed roof style window to rear aspect. Radiator.

## Bathroom

Obscure double glazed window to side aspect. P-Shaped panel bath with plumbed shower over. Vanity wash hand basin with cupboard under. Low level WC. Wall mounted heated towel rail. Part tiled walls. Vinyl flooring.

## Agents Notes:

Lease:999 Years from September 2005  
(Share of Freehold)

Service Charge: As & When Basis split  
between 4 flats.

Ground Rent: £0

Council Tax - Band A - 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/SBN305997](http://connells.co.uk/Property/SBN305997)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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