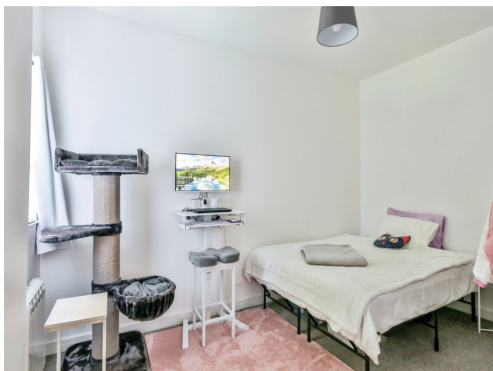




Connells

Southcote Road
Bournemouth



Property Description

Connells Southbourne are pleased to offer this ground floor apartment in a popular residential location. The property briefly comprises one double bedroom, open plan kitchen / sitting room, shower room and communal garden. It is located half a mile from the beach and offered with no forward chain. It is ideally located for local amenities and Boscombe Chine Gardens is half a mile away with a picturesque walk leading down to Boscombe Beaches.

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. Boscombe Beach is easy to reach, with just a 600 Meter walk through Boscombe Chine Gardens. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

Approach

The front is laid to tarmac where there are steps up to the front entrance of the property. A secure entry system allows access via a double glazed door, which opens into the;

Communal Entrance Hall

Apartment front door opens into the;

Sitting Room / Kitchen

Double glazed bay window to the front aspect and two windows to the side. Secure entry phone. Electric radiator. Custom fitted wooden blinds on all windows in property. Sound proof underlay fitted carpets.

The kitchen area is fitted with a range of matching wall and base units with wood block effect worktops over. Single stainless steel

sink and drainer unit. Inset electric hob with pull out cooker hood over and electric oven underneath. Space and plumbing for a washing machine. Space for fridge freezer. Electric Artisan boiler.

Door through to;

Inner Hallway

Double glazed window to the side. Door to;

Bedroom

Double glazed window to the side aspect. Electric radiator.

Shower Room

Modern suite comprising a large walk in shower enclosure with electric shower unit. Pedestal wash hand basin. Low level WC.

Outside

To the rear of the building there is a south facing communal garden, mainly laid to level lawn with flower beds and borders. There is also secure bike storage for residents. There is a visitors parking bay as well as plenty of on street parking.

Agents Notes:

Lease: 125 years from January 2016

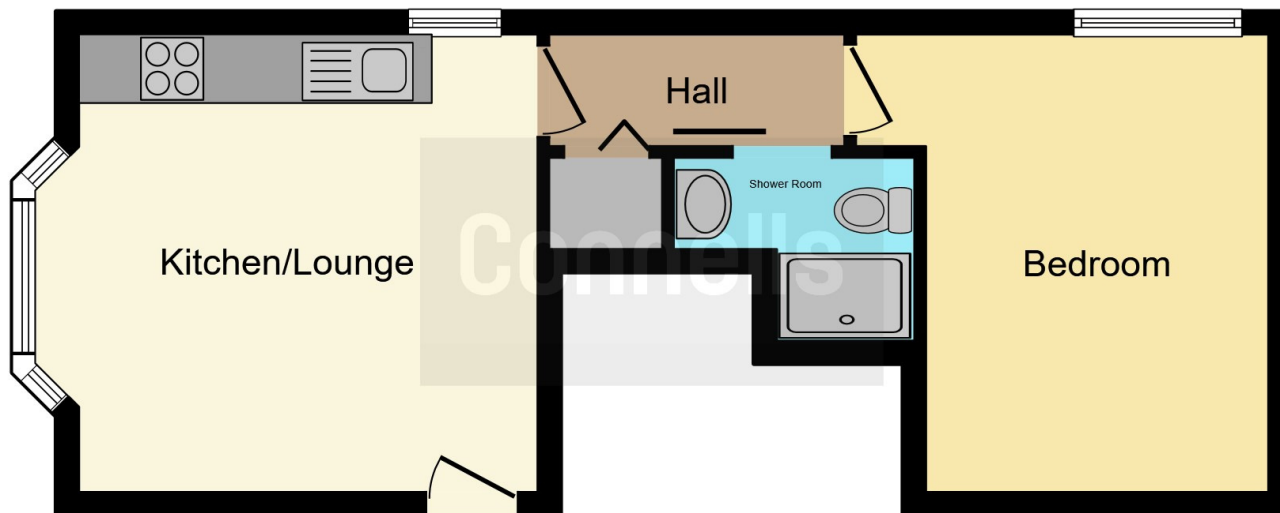
Service Charge: £1800 per annum

Ground Rent: £349 per annum. (There is a deed of variation in place for the flat, available upon request)

Council Tax: Band B - BCP Council

EPC Rating: C





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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 BOURNEMOUTH BH6 3QU

EPC Rating: C

view this property online connells.co.uk/Property/SBN305707

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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Property Ref: SBN305707 - 0004



Tenure: Leasehold

