



Connells

Florence Road
Bournemouth



Property Description

Connells Southbourne present this ground floor studio conversion apartment with its own private entrance & courtyard. The property briefly comprises an open plan bedroom sitting room/kitchen with separate bathroom and benefits from a Share of the Freehold.

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, just walk along the promenade from Bournemouth Pier. 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.

There is a thriving street market in the High Street on Thursdays and Saturdays as well as a vintage market on the first Saturday of every month.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway is within a mile and is served by South Western Railway, who operate services from London Waterloo to Weymouth. Doctors and Pharmacies in walking distance.

Approach

There is an area of hardstanding to the front and this apartment is located at the rear of the main building. Follow the path to the right hand side and the private entrance door opens into the;

Entrance Hall

Stripped and varnished original floor. Radiator. Door to the;

Studio Area

Bedroom / Sitting Room;

Double glazed window to the side aspect. Two Radiators. Large walk in cupboard housing further fridge and freezer. Feature fireplace. Over head storage.

Kitchen Area;

Double glazed window to the side aspect. Fitted with a range of matching wall and base units with inset gas hob, electric oven underneath and stainless steel cooker hood over. Stainless steel sink and drainer unit with tiled splash backs. Space and plumbing for washing machine. Space for under counter fridge freezer. Wall hung gas central heating boiler.

Bathroom

Obscure glazed window to the front aspect. Fitted with a three piece suite comprising panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

Outside

The property benefits from a private courtyard, which is ideal for sitting and having your morning coffee, as well as an allocated parking space.

Agents Notes:

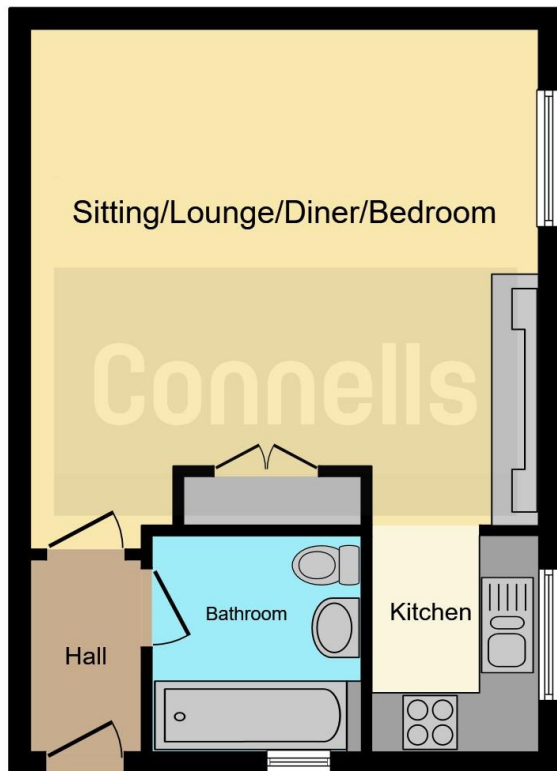
Lease:125 years from January 2012 (Share of Freehold)

Service Charge: TBC

Ground Rent: TBC

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

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

view this property online connells.co.uk/Property/SBN306041

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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