



Connells

Hengist Road
BOURNEMOUTH



Property Description

Connells Estate Agents are pleased to present this extremely bright and spacious first floor apartment located just over ½ mile to Boscombe Beach and within ½ mile to Boscombe High Street. The property is currently tenanted but can be offered with vacant possession & no forward chain. It briefly comprises; one double bedroom, sitting room, separate kitchen, bathroom & decked roof terrace.

Boscombe has 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.

Approach

There are steps up to the communal front entrance door where a secure entry system provides access. Stairs rise to the first floor landing and the front door opens into the;

Entrance Hall

Radiator. Archway through to the;

Kitchen

8' 4" x 6' 8" (2.54m x 2.03m)

Double glazed window to the front aspect. Fitted with a range of matching wall and base units with contrasting laminate worktops over. Inset electric hob with electric oven underneath and stainless steel cooker hood over. Stainless steel sink and drainer unit with tiled splashbacks. Space and plumbing for a washing machine and dishwasher. Space for under counter fridge and freezer. Wall hung wash hand basin.

Sitting / Dining Room

15' 9" into bay x 12' 7" (4.80m into bay x 3.84m)

Double glazed bay window to the front aspect. TV Point. Radiator. A few steps down lead to the inner hallway where there is a door to the;

Bedroom

11' x 8' 9" (3.35m x 2.67m)

Double glazed windows to the front and side aspects. Original stripped and varnished flooring. Radiator. Door to decked roof terrace.

Inner Hallway

Built-in wardrobes with hanging space.

Bathroom

Three piece suite comprising panel enclosed bath with shower attachment over. Wash hand basin and low level WC. Fully tiled.

Agents Notes:

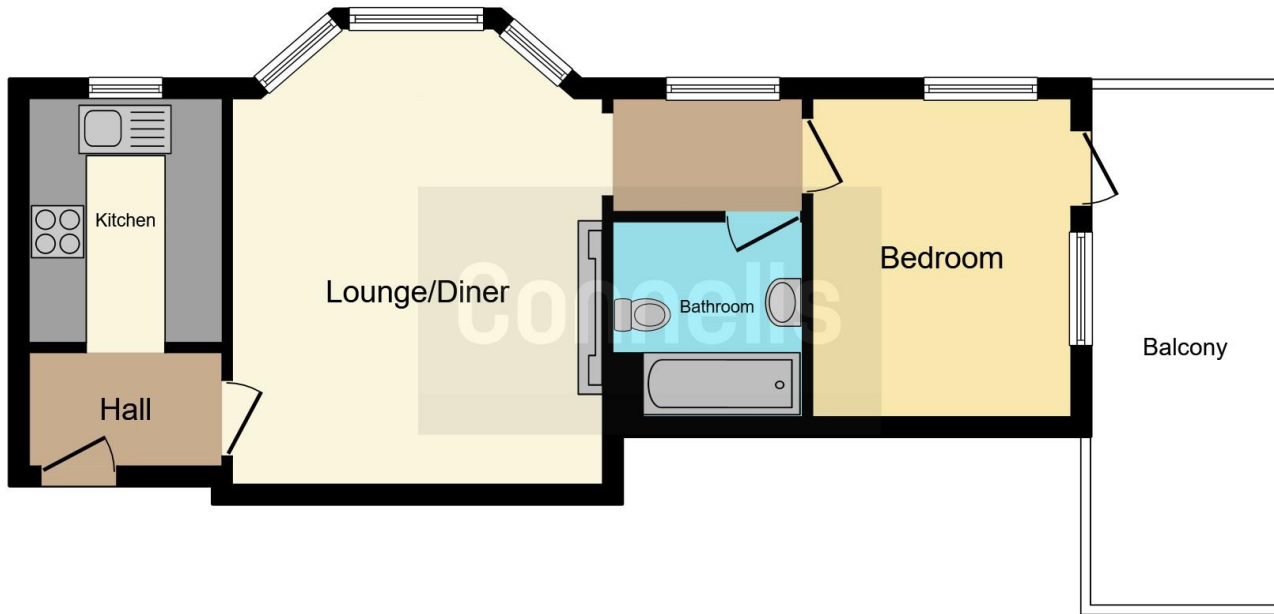
Lease: 149 years from December 2007.

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

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EPC Rating: C

view this property online connells.co.uk/Property/SBN304637

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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