



Connells

Shannon Court Castlemain Avenue
Bournemouth



Property Description

Connells of Southbourne present this two bedroom purpose-built ground floor apartment, situated under 500 meters from the ever popular Southbourne Grove and within 1 mile to Fishermans Walk beach. This stylish apartment offers a spacious sitting / dining room, two double bedrooms and a modern kitchen and bathroom, with the additional benefit of an allocated off road parking space. The modern apartment would make an ideal investment or first-time purchase for those wishing to enjoy all that Southbourne and the surrounding area has to offer.

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

Entrance Hall

Door to all rooms. Wall mounted phone entry system. Built-in airing cupboard.

Sitting / Dining Room

14' x 10' 1" (4.27m x 3.07m)

Two double glazed windows to front aspect. TV point. Radiator.

Kitchen

8' 1" x 6' 2" (2.46m x 1.88m)

Double glazed window to side aspect. Wall mounted gas central heating boiler. Range of wall and base units with work surfaces over. Inset four burner gas hob. Electric oven under. Extractor hood over. 1½ bowl stainless steel sink unit with drainer. Space for fridge freezer. Space and plumbing for washing machine. Part tiled walls.



Bedroom 1

10' 9" max x 8' 5" (3.28m max x 2.57m)

Double glazed window to rear aspect. TV point. Radiator.

Bedroom 2

11' 7" x 10' 2" (3.53m x 3.10m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to side aspect. Pedestal wash hand basin. Low level WC. Deep modern bath with shower attachment over. Wall mounted ladder style heated towel rail. Part tiled walls.

Outside

Off road allocated parking space in the front of the block.

Agents Notes:

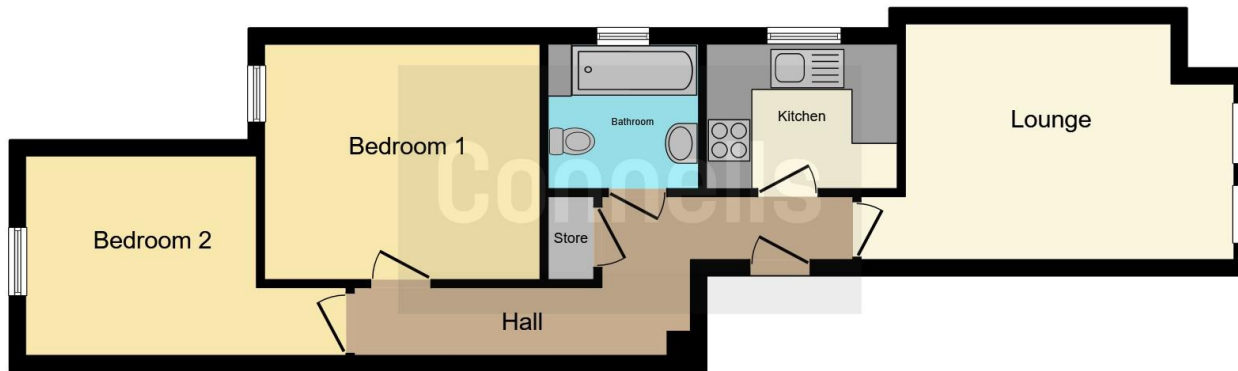
Lease: Current lease is 99 Years from December 2006. The vendor is currently extending the lease via the statutory lease extension process which will extend the lease to 171 years.

Service Charge: £1136.90 per annum.

Ground Rent: Peppercorn

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: C

view this property online connells.co.uk/Property/SBN306050

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 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



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