



Connells

Colnade Court Christchurch Road
Bournemouth

Colonade Court Christchurch Road Bournemouth BH1 4AP

for sale
£180,000



Property Description

Connells Southbourne present a modern first floor two-bedroom apartment. The apartment is offered for sale in good condition and comprises two bedrooms, a spacious sitting /dining room with access to a private balcony, separate kitchen and family bathroom. An additional benefit of the apartment comes in the form of secure gated off-road parking to the rear of the building. This property would make a fantastic addition to any property portfolio, or for those wanting to purchase their first home.

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.

Communal Entrance

A phone entry accessed front door into communal hallway with stairs to all floors.

Entrance Hallway

Doors off to all accommodation. Wall mounted phone entry system.

Sitting Room

17' 7" max x 14' 6" (5.36m max x 4.42m)
Double glazed window to front aspect. Double glazed door onto private balcony. TV Point. Radiator

Kitchen

Double glazed window to side aspect
Fitted with a range of base and wall mounted storage cupboards. Inset four ring gas burner with extractor hood over and electric oven underneath. Stainless steel sink and drainer unit. Space for freestanding fridge freezer. Space and plumbing for washing machine. Wall mounted gas central heating boiler.

Bedroom One

14' 5" x 9' 6" (4.39m x 2.90m)

Double glazed window to side aspect.
Radiator.

Bedroom Two

11' x 6' 9" (3.35m x 2.06m)
Double glazed window to side aspect.
Radiator.

Bathroom

Three piece matching suite comprising a panel enclosed bath with chrome shower attachment over. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator.

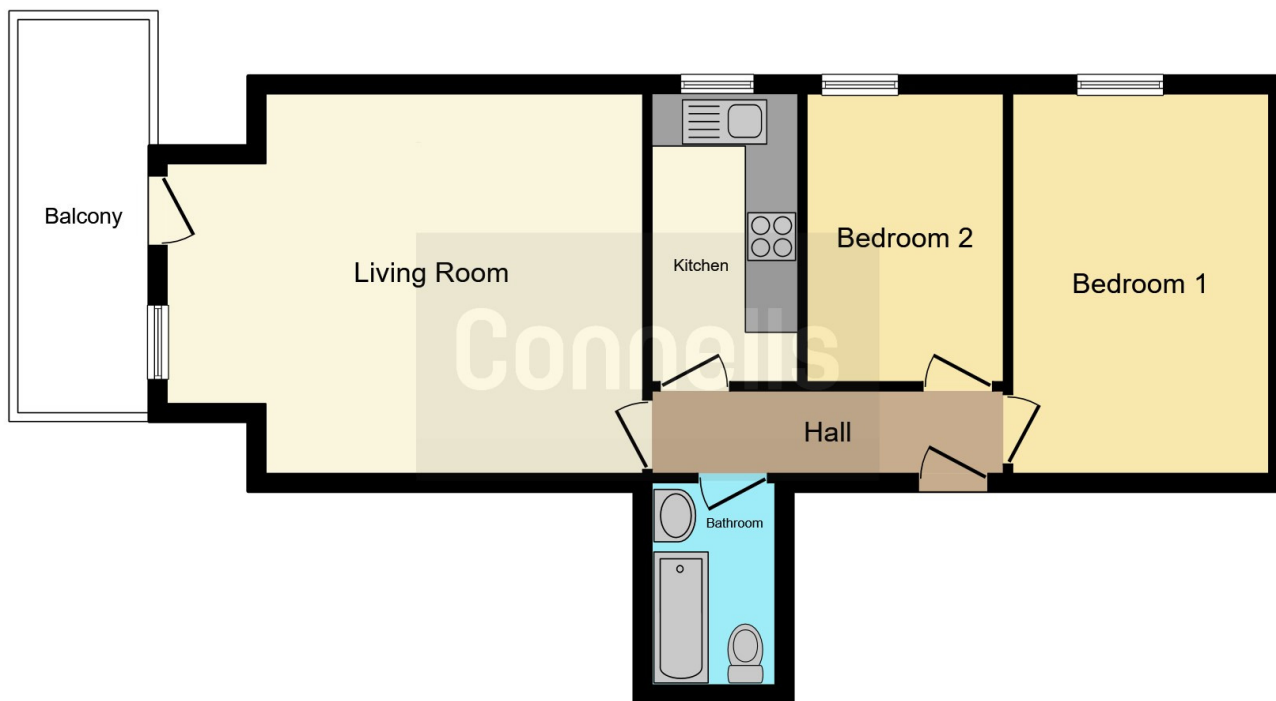
Balcony

Private balcony to the front of the property, which is accessed from the sitting room.

Secure Parking

Located at the rear of the property there is ample off road parking accessed via electric security gates.





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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This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 2024. Should you require 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.

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: SBN306054 - 0007