



Connells

Hannington Road
Bournemouth



Property Description

Connells Southbourne present a two double bedroom first floor garden flat, located in the popular Pokesdown suburb of Bournemouth. This well-proportioned flat accommodation comprises of two double bedrooms, a spacious lounge which floods with natural light, a kitchen with dining area and family bathroom. An additional benefit of this flat include gas central heating supplied via a Worcester combination boiler, and has use of an enclosed rear garden. Situated within easy reach of Pokesdown railway station, Southbourne's vibrant high street and award-winning beaches of both Southbourne and Boscombe. This delightful flat would make an ideal first home.

Approach

The property is accessed from the road via a tarmac pathway which leads to the front door. The pathway continues along the side of the building to a wooden pedestrian gate into the rear garden.

Entrance Hall

Front door. Stairs rising to the first floor. Doors off to all accommodation. Double glazed window to the side aspect.

Sitting Room

14' 3" max x 11' 5" (4.34m max x 3.48m)

Double glazed window to the front aspect. Radiator. TV point.

Kitchen

10' 9" x 10' 8" (3.28m x 3.25m)

Fitted kitchen comprising a range of base and wall mounted storage units, 1.5 bowl stainless steel sink and draining board, inset four burner gas hob with extractor hood over, space and

plumbing for washing machine, space for upright fridge freezer, wall mounted Worcester gas central heating combi boiler. Part tiled walls. Rear aspect double glazed window. Radiator.

Bedroom One

11' 8" x 11' 6" (3.56m x 3.51m)

Rear aspect double glazed window. Radiator.

Bedroom Two

12' 1" max x 10' 5" max (3.68m max x 3.17m max)

Built in storage cupboard. Double glazed window to front aspect. Radiator.

Bathroom

Suite comprising panelled bath, wall mounted hand wash basin and WXC. Side aspect obscured double glazed window. Part tiled walls. Radiator.

Outside

The property has use of a rear garden, which is enclosed on all sides and laid to shingle for ease of maintenance. Storage shed.

Agents Notes;

Lease: Commencing on 3 July 2015 and
expiring on and including 24 June 2191

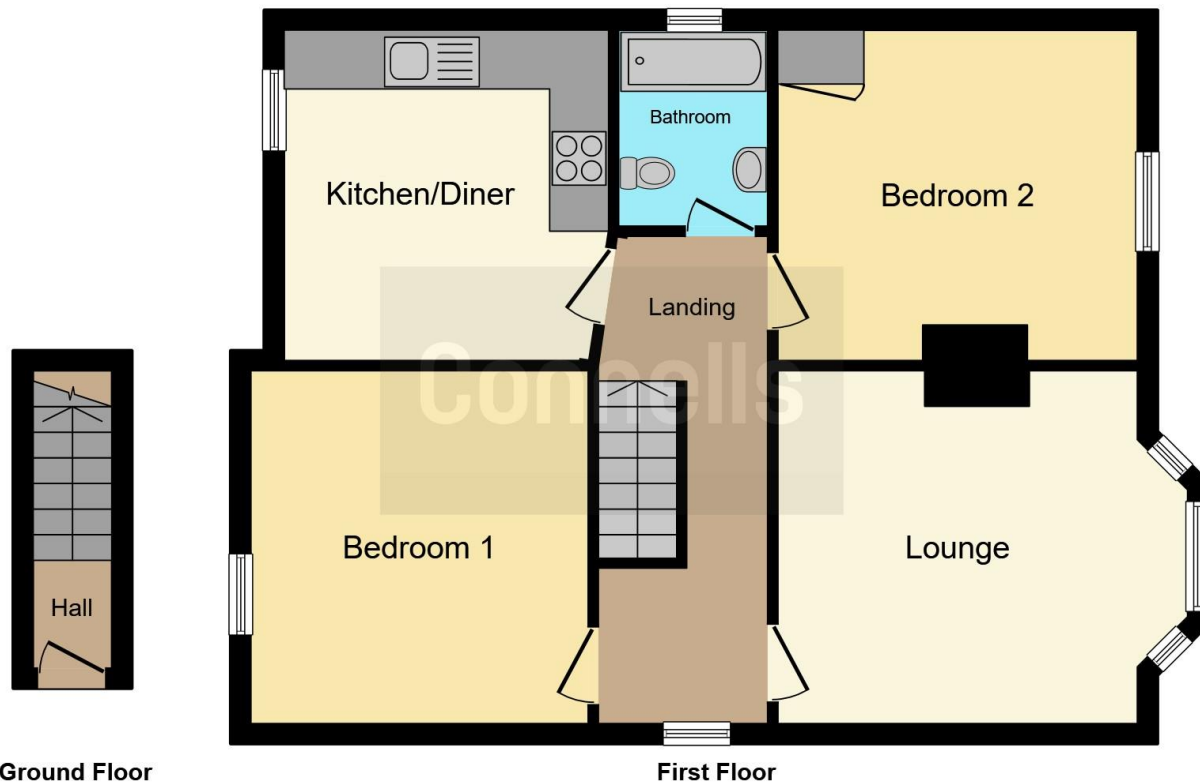
Current Ground Rent: None

Current Service Charge: As and when

Current Annual Buildings Insurance: £660

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

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

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306084

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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