



**Connells**

Kings Park Court Clarence Park Road  
Bournemouth





## Property Description

Connells are pleased to present this first-floor apartment, situated in a converted block. The property briefly comprises; two bedrooms, a sitting/dining room, a separate kitchen and a bathroom. It benefits from allocated parking and a long lease, having approximately 165 years remaining.

It is in a well regarded location, just 160 meters from Pokesdown Railway Station and 300 meters to Kings Park Recreational Ground. This property would be ideal for first time buyers, investors, or those looking to downsize.

## Communal Entrance

Secure entry system. Stairs to first floor landing. Door opens into the

## Entrance Hall

Storage cupboard. Access to loft hatch. Secure entry phone.

## Sitting Room

11' 5" max x 11' 3" ( 3.48m max x 3.43m )

Front aspect double glazed window. Telephone points. TV point. Radiator.

## Kitchen

13' 7" x 4' 8" ( 4.14m x 1.42m )

Front aspect double glazed window. Fitted kitchen comprising range of wall and base units, stainless sink and draining board, gas hob with pull out cooker hood over, electric oven underneath, space for fridge freezer, space for washing machine and dishwasher. Tiled floor. Radiator.

### Bedroom One

9' 7" x 7' 9" ( 2.92m x 2.36m )

Double glazed window to rear. Radiator.

### Bedroom Two

8' x 7' 9" ( 2.44m x 2.36m )

Side aspect double glazed window. Radiator.

### Bathroom

Panel enclosed bath with shower over, pedestal wash hand basin and low level WC. Part tiled.  
Radiator.

### Bathroom

Panel end bath with shower over, pedestal wash hand basin and low level WC. Extractor.

### Outside

There is an area of hardstanding to the rear, where there is one allocated parking space.

### Agents Notes;

Lease - 189 years from 25th December 2001

Current Annual Ground Rent: £0

Current Annual Service Charge: £690 1/2 yearly

Council Tax: BCP Band B













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](http://www.focalagent.com)

To view this property please contact Connells on

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37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: D

Council Tax  
 Band: B

Service Charge:  
 1380.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306239](http://connells.co.uk/Property/SBN306239)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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