



Emily Court



Property Description

Connells of Southbourne present a chic two-bedroom ground floor apartment just steps from the bustling Grove in Southbourne. The immaculate condition reflects a commitment to quality and modern design, evident throughout the well-appointed spaces. The open-plan kitchen/lounge and dining area provides a sociable hub, ideal for both relaxed evenings and entertaining guests. Stepping outside, a private seating area accessed from the second bedroom offers a serene retreat, while the beautifully maintained communal garden with its inviting seating and bike storage further enhances the allure of this property. The unbeatable location places residents within easy reach of the Grove's vibrant atmosphere, with its diverse selection of restaurants, shops, and everyday conveniences, not to mention the pristine sands of Southbourne's Blue Flag beaches just a comfortable stroll away.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will

be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance

Personal front door into:

Entrance Hall

Built in storage cupboard and units. Doors leading to all accommodation.

Open Plan Lounge / Kitchen

Lounge Area:

Side aspect double glazed window. Large opening into bedroom two. TV point.

Kitchen Area:

Fitted kitchen comprising a range of built in wall mounted storage units, inset stainless steel sink and draining board, integrated fridge freezer, breakfast bar with seating. Wall mounted gas central heating boiler. Side aspect double glazed window.

Bedroom One

12' x 10' (3.66m x 3.05m)

Front aspect double glazed window. Radiator.

Bedroom Two

10' x 7' (3.05m x 2.13m)

Two front aspect double glazed windows. Radiator.

Bathroom

Suite comprising bath with shower over and glass shower screen, wash hand basin with vanity unit under and WC. Wall mounted chrome ladder heated radiator. Tiled walls.

Outside Front

..... behind mature hedging providing a small seating area.

Communal Gardens

Enclosed on all sides mainly laid to grass with a paved patio area and seating to the side of the bike shed. Mature plants and shrubs.

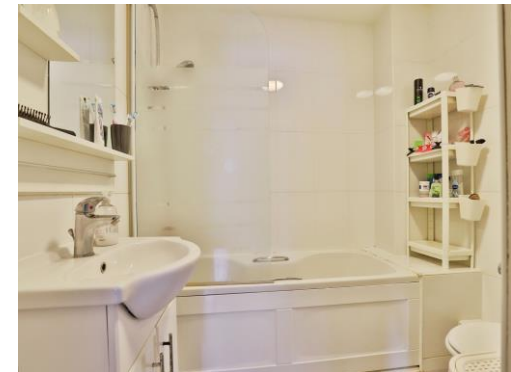
Agents Notes

Lease: 99 years from 29 September 2006. We have been informed that the lease is being extended.

Current Annual Ground Rent: £260.00

Current Annual Service Charge: £1250.00

Council Tax 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

To view this property please contact Connells on

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37 Victoria Road
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EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 1250.00

Ground Rent:
 260.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306105

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2006. 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.

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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