



Connells

Kyle House Penrith Road
Bournemouth

Kyle House Penrith Road Bournemouth BH5 1LT

for sale
£375,000



Property Description

Connells of Southbourne present a Share of Freehold purpose built two double bedroom Apartment with views towards the sea from a spacious private Balcony. This stylish Apartment is located in the desirable Boscombe Manor which provides easy access to the renowned Blue flag Beaches and the charming Southbourne Grove, which hosts a fantastic selection of eateries, shops and Boutiques which caters for all tastes. This light and spacious Apartment offers versatile living accommodation which comprises of two double bedrooms with an En-Suite to the master, a spacious Lounge/Diner with a private balcony with views towards the sea and cliff top and a modern Kitchen and bathroom, with the additional benefit of allocated off road parking. The Apartment is offered for sale in excellent condition throughout and CHAIN FREE.

Entrance Hall

Kitchen/Living Room

20' 3" x 12' 1" (6.17m x 3.68m)

Open plan living area carpeted with rear aspect double glazed double doors to balcony, TV point, feature wall mounted electric fireplace, radiator.

The kitchen area has a range of wall and base units with a integrated fridge/freezer and cooker with 4 ring gas hob and extractor fan and good over, space for dishwasher and washing machine, stainless steel sink with drainer and mixer tap and double glazed side aspect window.

En Suite

Tile effect flooring and part tiled walls, low level WC, hand wash basin with mirrored vanity cupboard and light over, low level WC, shower cubical with glass shower screen and ladder radiator.

Bedroom 1

16' 6" x 9' 3" (5.03m x 2.82m)

Carpeted with front aspect double glazed window, built in wardrobes with mirrored sliding doors, radiator and door to en suite.

Bedroom 2

9' 3" x 7' 5" (2.82m x 2.26m)

Carpeted with rear aspect double glazed window, fitted wardrobes with mirrored sliding doors and radiator.

Bathroom

Tile effect flooring and part tiled walls, low level WC, hand wash basin with mirrored vanity cupboard and light over, low level WC, panel bath with shower over and glass shower screen and ladder radiator.

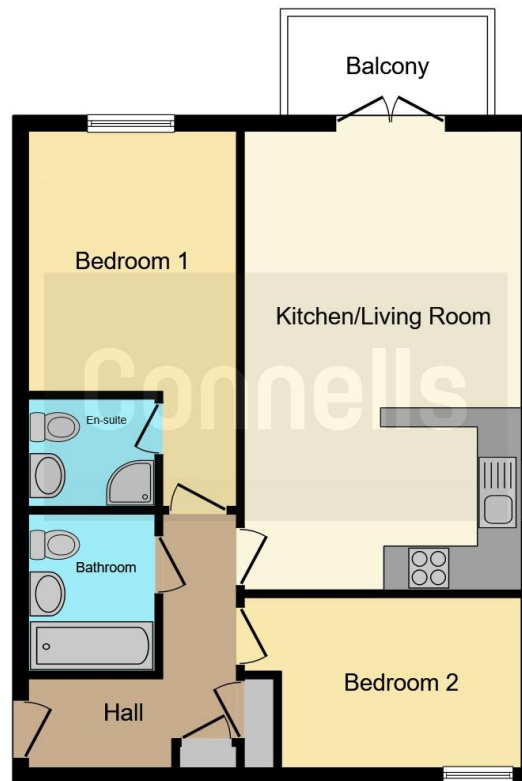
Outside

Allocated parking for one vehicle.









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 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2007. 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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