



Connells

Glen Manor Glen Road  
Bournemouth



# Glen Manor Glen Road Bournemouth BH5 1HR

for sale  
**£170,000**



## Property Description

Connells of Southbourne proudly presents a delightful ground floor one-bedroom apartment situated within a charming character building. Its prime location offers easy access to the award-winning beach and the iconic Boscombe Pier. The Apartment enjoys scenic views and direct access to communal grounds. A paved patio, adjacent to the rear of the building, provides a tranquil setting for enjoying warm summer evenings. The apartment boasts a large conservatory, serving as a private entrance and incorporating a functional office space. The spacious lounge, complete with a dining area, is perfect for entertaining, enhanced by a feature fireplace and high ceilings. A double bedroom, kitchen and a well-appointed bathroom complete the living space. Furthermore, the property includes off-road parking to the front, making it an attractive opportunity for first-time buyers, investors, or those seeking a second home in this highly desirable residential area near the beach.

## Living Room

12' 7" x 12' 4" ( 3.84m x 3.76m )

Wooden flooring with rear aspect double glazed door to conservatory, TV point and storage heater.

## Kitchen

11' 1" x 4' 2" ( 3.38m x 1.27m )

Tiled flooring with side aspect double glazed window, a range of wall and base units with 4 ring electric hob with extractor fan and hood over, oven, integrated fridge/freezer, space for a washing machine, storage cupboard and

radiator.

## Conservatory

15' 7" x 4' 5" ( 4.75m x 1.35m )

Wooden flooring with rear aspect double glazed windows and door to rear garden.

## Bedroom

7' 5" x 8' 2" ( 2.26m x 2.49m )

Wooden flooring with two side aspect double glazed windows and night storage heater.

## Bathroom

Tiled flooring, low level WC, hand wash basin with mixer tap and tiled splashback, mirrored wall mounted vanity cupboard, fully tiled shower cubical with glass sliding shower doors and ladder radiator.

## Outside

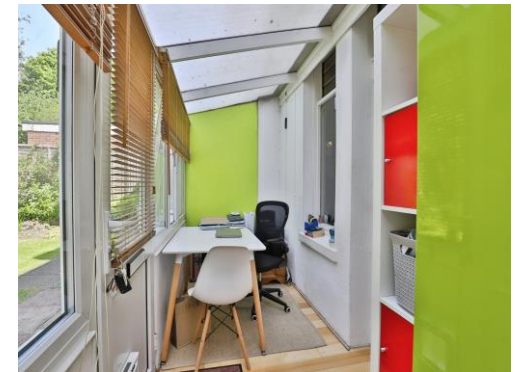
Hardstanding parking to the front of the property with side access to the rear which is part patio and mainly laid to lawn with a range of mature bushes and trees.

## Agents Notes;

Lease: Share of Freehold - 99 years from 25th December 1988.

Service Charge: £126 a month

Ground Rent: £0



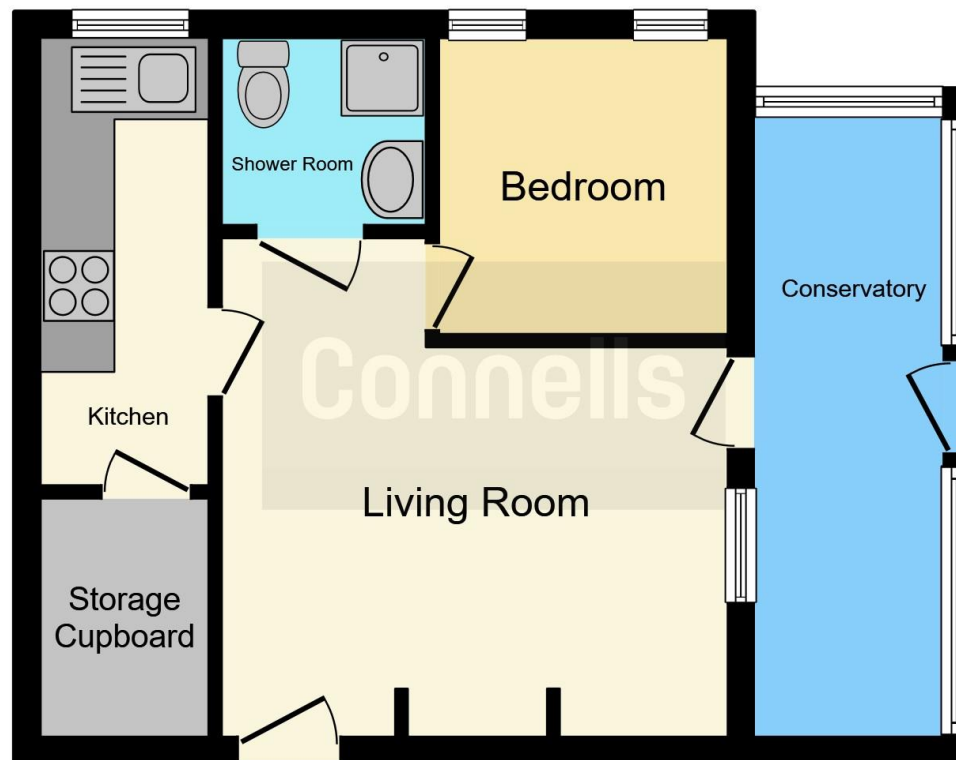












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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