



Connells

Knole Road
Bournemouth



Property Description

Connells Southbourne are pleased to present this ground floor apartment, with its own private entrance, located just over 1/2 mile to Boscombe Beach and within 1/2 mile to Boscombe High Street. It briefly comprises a double bedroom, separate sitting room, kitchen area and bathroom. It has the benefit of share of the freehold and its own private garden area as well as allocated parking.

Boscombe has a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

Approach

There is a tarmac driveway where there an allocated parking space for one vehicle. The path leads to the private entrance for this property. Side entrance door opens into the;

Entrance Hall

Radiator. Doors to rooms.

Sitting Room

12' 9" x 10' 8" (3.89m x 3.25m)

Two single glazed sash windows to the front and side aspects. Original flooring throughout. Radiator. TV & Telephone points. Gas fireplace.



Kitchen

7' x 6' 4" (2.13m x 1.93m)

Two single glazed windows to the rear aspect. Matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Inset gas hob with electric oven underneath. Undercounter fridge freezer. Space and plumbing for a washing machine. Wall mounted gas central heating boiler.

Bedroom

12' 3" x 7' 9" (3.73m x 2.36m)

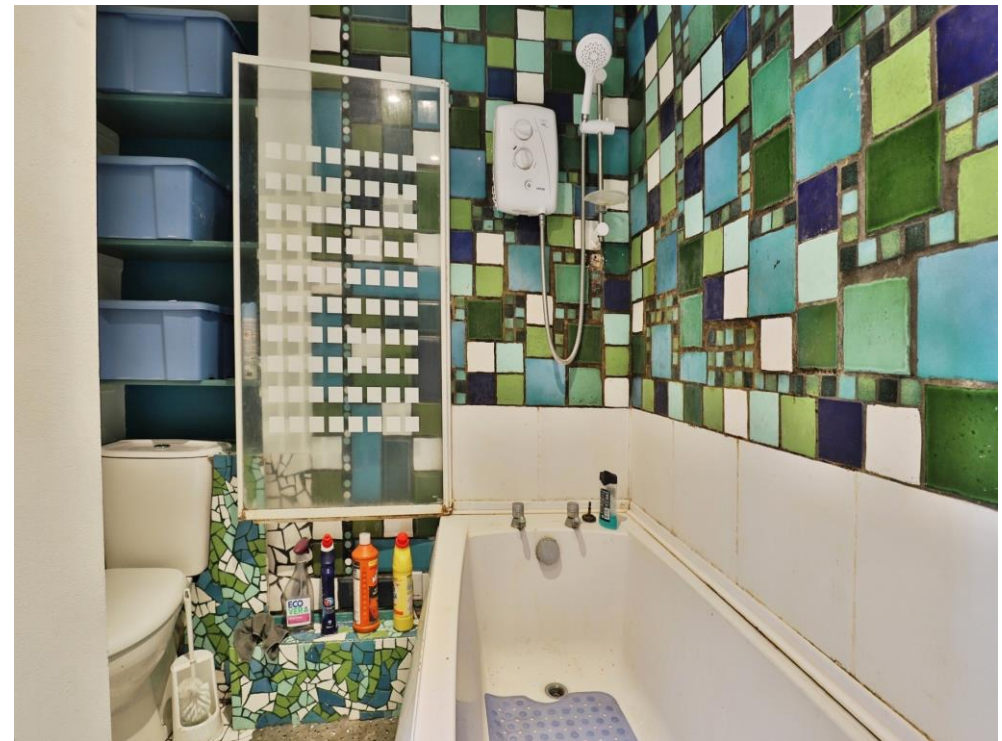
Single glazed window to the rear aspect. Radiator. Telephone point.

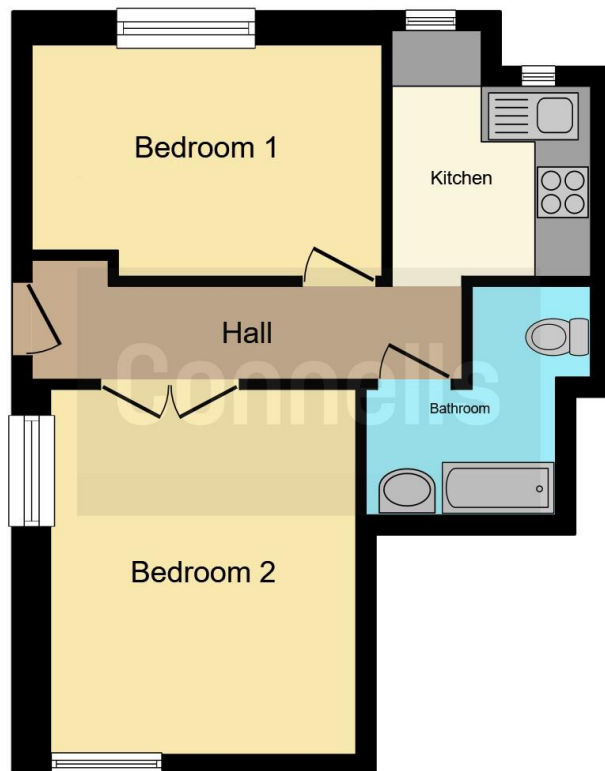
Bathroom

Panel enclosed bath with electric shower over. Low level WC. Pedestal wash hand basin. Extractor fan. Chrome towel rail.

Outside

There is a garden space at the rear, which could be enclosed to make it more private. Two timber sheds for storage.





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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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge:
 1100.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN304975

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require 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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