

for sale

**£150,000** Leasehold



## The Sleepers Northcote Road Bournemouth BH1 4SG

Connells Southbourne are pleased to offer this purpose built apartment block, situated in an extremely convenient location - equidistant to both Boscombe and Bournemouth Town centres being less than a mile away. The property briefly comprises; two bedrooms, sitting room, kitchen & bathroom.

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# Property Details



## Approach

There is allocated parking to the front where a secure gate leads to the communal entrance. Stairs rise to the second floor landing and the apartment front door opens into the;

## Entrance Hall

Secure entry phone. Radiator. Access to loft via loft hatch. Cupboard housing meter. Laminate flooring. Doors to rooms.

## Sitting Room 12' 5" max x 12' max ( 3.78m max x 3.66m max )

Double glazed windows to the front and side aspects. Radiator. TV and telephone points.

## Kitchen 7' 7" x 6' 2" ( 2.31m x 1.88m )

Roof window. Kitchen fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Inset gas hob with electric oven underneath and stainless steel cooker hood over. Tiled splashbacks. Space and plumbing for washing machine and dishwasher.

## Bedroom One 12' 2" max x 12' ( 3.71m max x 3.66m )

Measurements including door recess.

Double glazed window to the rear. Radiator. TV point.

## Bedroom Two 9' 4" x 7' 8" ( 2.84m x 2.34m )

Roof window. Wall hung gas central heating boiler. Radiator.

## Bathroom

Three piece suite comprising panel enclosed bath with chrome shower attachment over. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Part tiled.

## Agents Notes;

Lease: 125 years from 6 May 2005

Service Charge: £1300 per annum

Ground Rent: £200 per annum

Council Tax Band B - BCP Council



To view this property please contact Connells on

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FERNDOWN BH22 9HT

Property Ref: SBN306409 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 May 2005. 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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