



Connells

Carlton Road
Bournemouth



Property Description

Connells are delighted to present this beautiful 5/6 bedroom maisonette situated close to Bournemouth Town Centre and Bournemouth Train Station. This incredible apartment is split over two floors and boasts 5/6 bedrooms, two shower rooms with a further WC, fully equipped brand new kitchen with sitting/dining room. The property has been completely renovated to a good standard. The property has gas central heating, a private garden, and a HMO licence, making it a perfect property for a large family or investor.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, with just a 600 Meter walk through Boscombe Chine Gardens. 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

The private front entrance door opens into the;

Entrance Hall

Stairs to first floor landing.

First Floor Landing

Doors to all rooms. Stairs to second floor landing. Laminate flooring throughout.

Kitchen/Sitting Room

17' 4" x 12' 8" (5.28m x 3.86m)

Two double glazed sash windows to the rear aspect. Modern kitchen fitted with a range of matching wall and base units with contrasting worktops over. Inset sink and drainer unit. Electric hob with electric oven underneath and pull out cooker hood. Integrated fridge freezer, dishwasher, washing machine and microwave. Radiator. TV Point. Feature fireplace.

Bedroom Three

15' 4" x 12' 9" (4.67m x 3.89m)

Double glazed window to the front aspect. Radiator.

Bedroom Four

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to the rear. Radiator.

Shower Room

Obscure glazed window to the front. Fitted with a large walk in shower enclosure. Wash hand basin with vanity unit and low level WC.

Cloakroom

Obscure glazed window to the side aspect. Low level WC with integrated wash hand basin.

Second Floor Landing

Doors to further rooms.

Bedroom One

15' 5" x 12' 8" (4.70m x 3.86m)

Double glazed window to the rear. Built in wardrobe. Radiator.

Bedroom Two

15' 5" x 12' 8" (4.70m x 3.86m)

Double glazed window to the front. Radiator.

Bedroom Five

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to the rear aspect.

Bedroom Six

9' 2" x 8' 7" (2.79m x 2.62m)

Roof window and double glazed window to the front aspect. Radiator.

Shower Room

Obscure glazed window to the side. Fitted with a shower cubicle with glass sliding doors. Wash hand basin with vanity unit and low level WC.

Outside

The rear garden is enclosed on all sides with timber fencing and is laid to artificial lawn with a stone border. Timber shed.

Agents Notes;

Lease term: 159 years from 4 December 2018

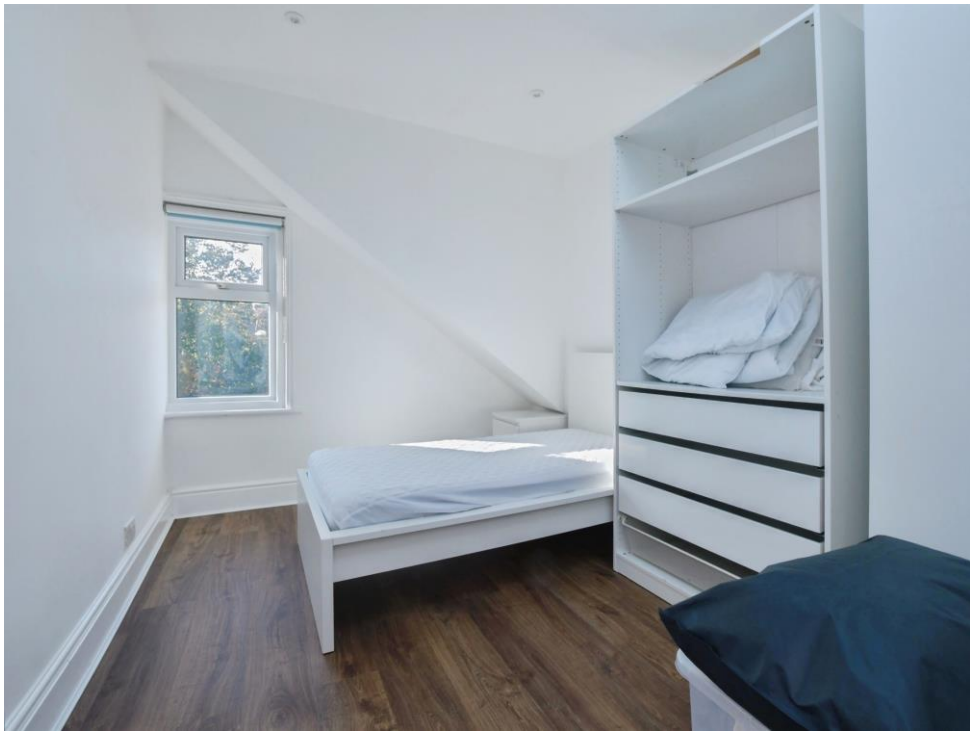
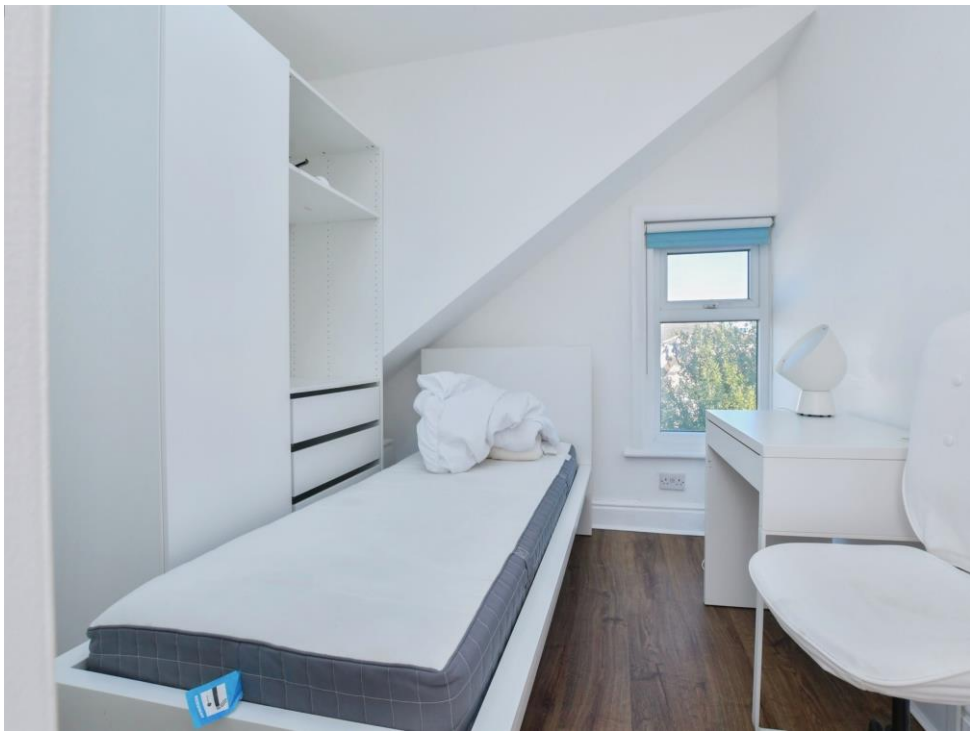
Ground Rent £0 Share of the Freehold

Service Charge - As & When Basis

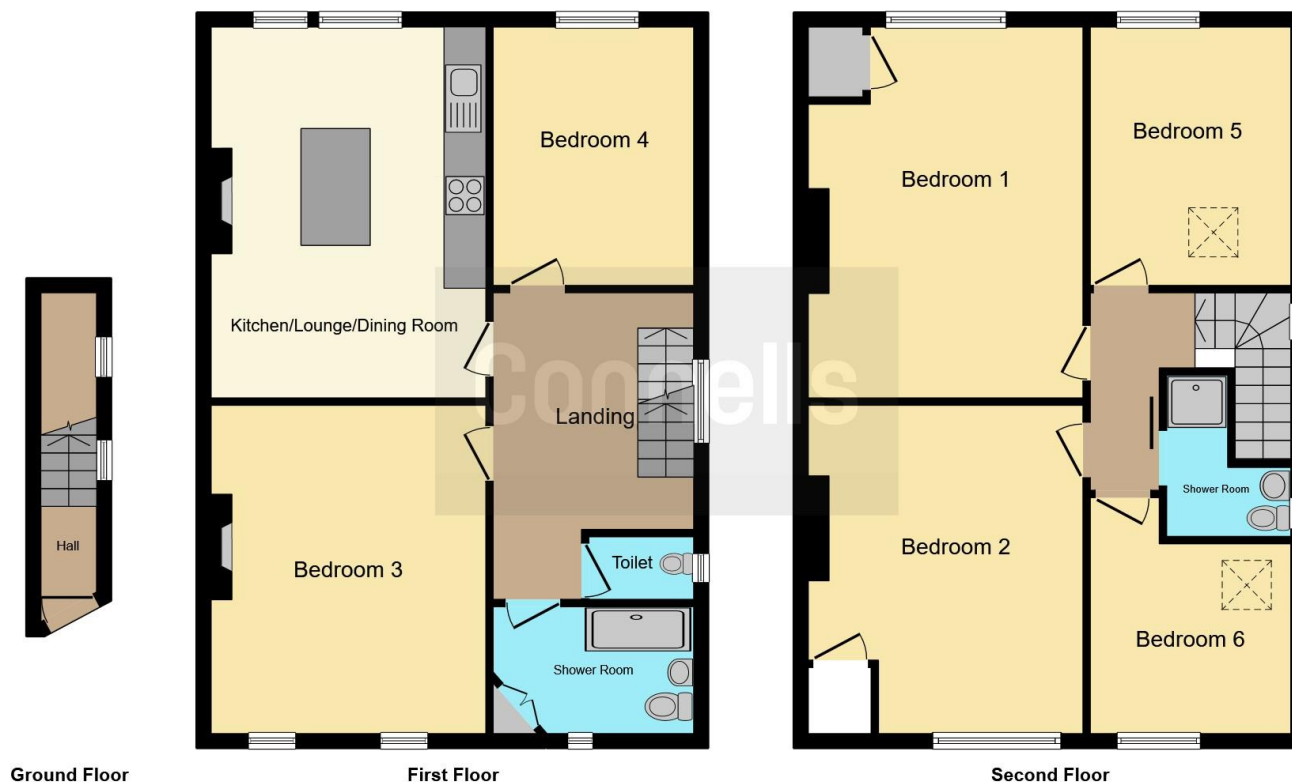
Council Tax Band - BCP Band A

Buildings Insurance - TBC









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: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306420

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.

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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