



Connells

East Cliff Grange Knyveton Road
Bournemouth



Property Description

Connells are pleased to present this second floor apartment which briefly comprises; one double bedroom, sitting/dining room, separate kitchen & bathroom. It benefits from a long lease, with water being included within the maintenance charges, as well as allocated parking. East Cliff Grange is a converted period building situated in an extremely convenient location - equidistant to both Boscombe and Bournemouth Town centres being less than a mile away.

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 apartment is accessed via a security entry phone where stairs lead up to the second floor landing.

Entrance Hall

Wall mounted secure entry phone. Doors to all rooms. Access to loft via loft hatch. Cupboard housing meter.

Kitchen

9' 5" x 8' 5" (2.87m x 2.57m)

Single glazed window to the side aspect. Fitted with a range of matching wall and base units with laminate worktops over. Single stainless steel sink and drainer unit. Inset electric hob with electric oven underneath and cooker hood over. Space and plumbing for a washing machine. Space for freestanding fridge freezer.

Sitting Room

18' 7" x 14' 1" (5.66m x 4.29m)

Spacious sitting room with double aspect single glazed windows to the side. Two radiators. TV point.

Bedroom

20' 5" x 14' 9" (6.22m x 4.50m)

Single glazed window to the front aspect. Two radiators Build in cupboard.

Bathroom

Obscure glazed window to the side aspect. Three piece suite comprising panel enclosed bath with electric shower over. Pedestal wash hand basin and low level WC. Part tiled. Electric towel radiator.

Agents Notes;

Lease: 999 years from 5 November 2013

Service Charge: £2000 per annum (water included)

Ground Rent: £0 Share of Freehold

Council Tax - Band B - BCP Council









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: F

Council Tax
 Band: B

Service Charge:
 2000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306368

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Nov 2013. 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.

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