



Connells

Crabton Close Road
Bournemouth



Property Description

Connells are pleased to present this spacious 4 bed apartment with quirky character features, situated 0.4 miles away from Boscombe Overcliff with award winning beaches below. Boscombe High Street is just over 300 meters away where there are popular shops, cafes and restaurants.

The property boasts spacious living accommodation with four great sized bedrooms, a separate utility room from the kitchen, large lounge and also its own private garden, and allocated parking. Viewing is strongly advised.

The property itself requires modernisation and will come with a new lease.

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.

Also nearby is Bournemouth's renowned blue flag award winning sandy beaches, with direct access through Boscombe Chine Gardens. Here you will also find seafront restaurants as well as a surf school.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Entrance Hall

Radiator. Doors to all rooms.

Sitting Room

16' 3" x 12' 7" (4.95m x 3.84m)

Great size lounge, dual aspect windows letting in plenty of light, radiator and gas fireplace

Kitchen

10' 7" x 7' 9" (3.23m x 2.36m)

Matching wall and base units, door leading to fire escape and private garden.

Utility Room

8' 4" x 5' 6" (2.54m x 1.68m)

Seperate utility room that could double up as an office. Roof window and radiator. Washing machine plumbed in.

Bedroom One

16' 4" x 11' 9" (4.98m x 3.58m)

Great size principle bedroom with scope for an ensuite (already has sink), large front aspect window, picture rails and radiator.

Bedroom Two

11' 7" x 9' 3" (3.53m x 2.82m)

Good sized double, front aspect window, electric fireplace.

Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m)

Spacious double with radiator and rear aspect window. Picture rails.

Bedroom Four

10' 2" x 8' 6" (3.10m x 2.59m)

Good sized double, radiator and side aspect window.

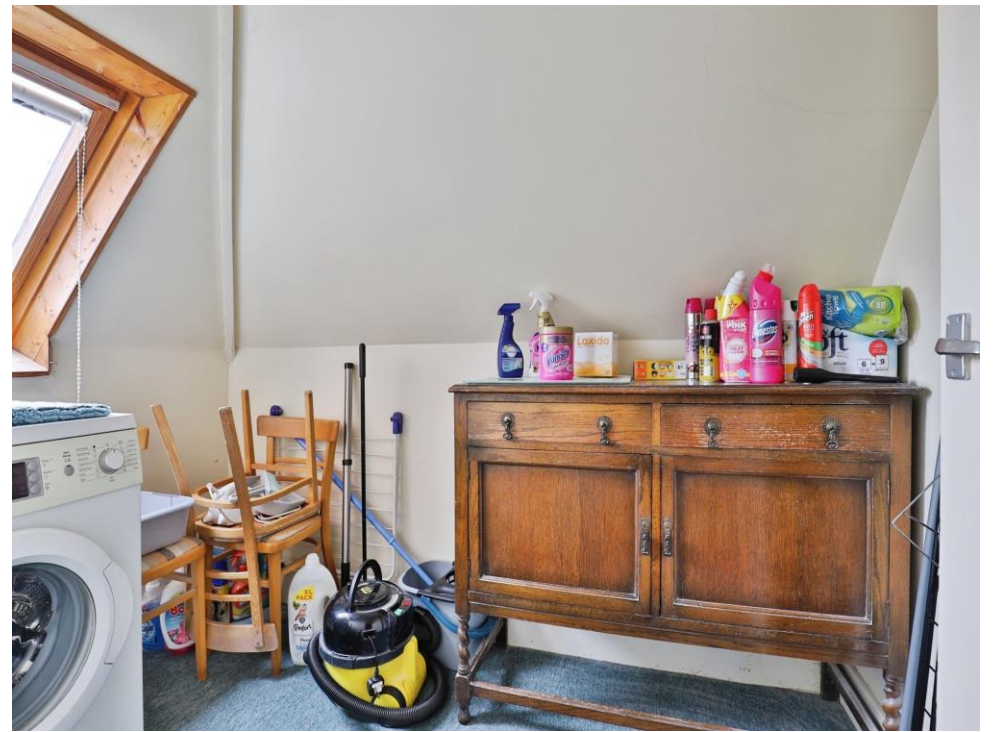
Bathroom

Three piece suite including bath, sink and WC. Part tiled walls, radiator and rear aspect window.

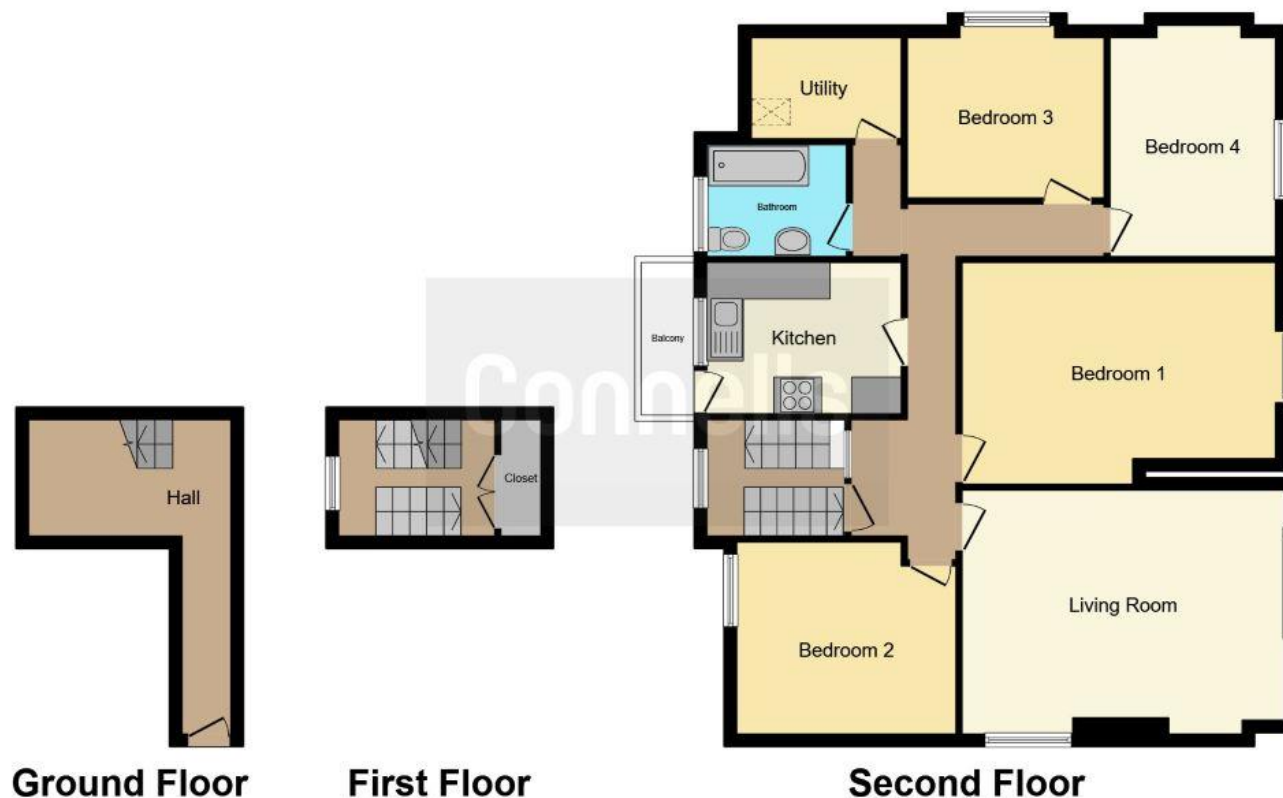
Outside

To the front of the property is an allocated parking space. To the rear you will find a good sized private garden laid to grass.









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
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EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306495

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Oct 1979. 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.

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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