



Connells

Urbanshore Gervis Road
BOURNEMOUTH



Property Description

A contemporary one bedroom apartment which has been built to a high standard approximately three years ago. The building has been designed in a Georgian style with double glazed sash windows and stylish façade and comprises of just twelve individually styled apartments. The property is located on the desirable East Cliff which allows for easy access to Bournemouth's award-winning Blue Flag beaches and town centre which offers a fantastic choice of shops, boutiques, leisure and entertainment venues. The apartment offers modern living at its finest having a fully integrated kitchen, modern bathroom and living space. The apartment has allocated off road parking and the additional benefit of having the remainder of the 10-year building warranty. Viewing is highly recommended.

Entrance Hall

Built in storage unit and cupboard. Doors leading to all accommodation.

Open Plan Living Room/Kitchen

17' x 10' (5.18m x 3.05m)

Living Area

Side aspect double glazed window.TV point.

Kitchen Area

A range of base and wall storage cupboards, inset stainless steel sink unit and draining board, induction hob with extractor hood over, gas oven, integrated fridge freezer and dishwasher, space and plumbing for washing machine. Part tiled walls.

Bedroom

11' max x 8' (3.35m max x 2.44m)

Side aspect double glazed window.

Bathroom

Suite comprising deep panelled bath with plumbed shower over, wall mounted wash hand basin with storage cupboard under, low level WC with concealed cistern. Wall mounted chrome ladder style heated rail. Part tiled walls.

Outside Front

Laid out as car parking area with allocated spaces.

Outside Rear

Raised lawn area to side and rear of development.

Agents Notes

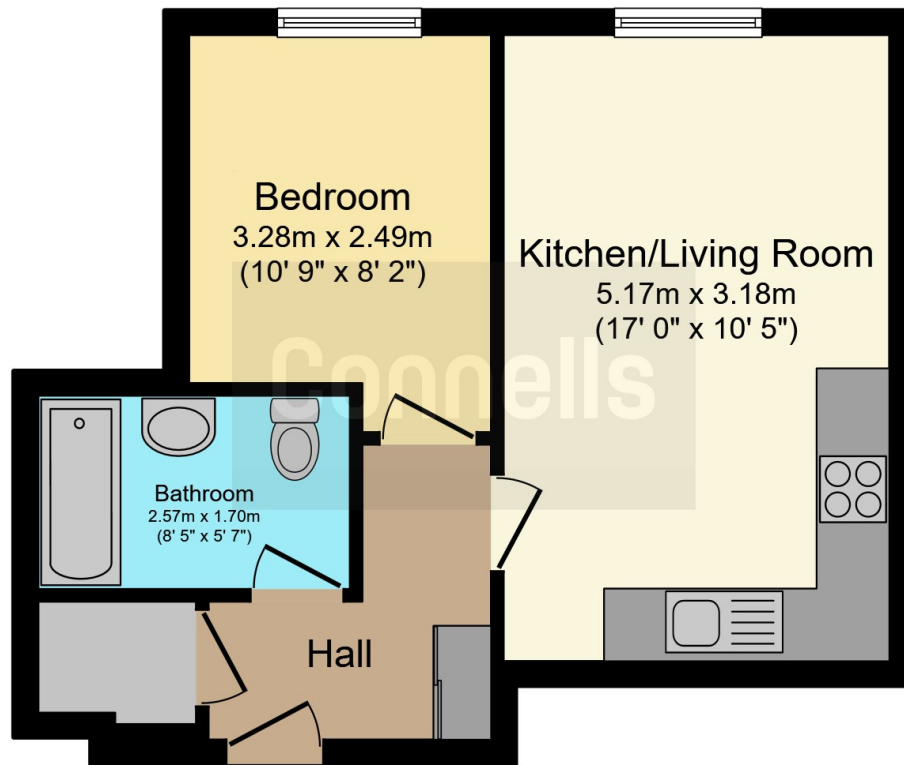
Lease: 125 years from 2021

Ground Rent: £1.00

Current Annual Service Charge:
£1200.00

Council Tax band: B





Total floor area 34.8 m² (375 sq.ft.) approx

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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EPC Rating: B

view this property online connells.co.uk/Property/SBN306209

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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