



**Connells**

Stewart Road  
Bournemouth



## Property Description

This spacious, character-transformed flat is situated in the well-liked Charminster neighbourhood. The attractively renovated house features two double bedrooms, a bright and open lounge with a separate, fully equipped kitchen, a modern bathroom suite, and loft space. It also has its own entrance.

A designated off-road parking spot and gated side access to a southerly private rear garden are available outside.

This perfect residential property is conveniently located near Bournemouth Town Centre, Charminster High Street, shops, restaurants, and bars, as well as transportation links.

### Lounge

11' 2" x 10' 6" ( 3.40m x 3.20m )

### Kitchen

13' 1" x 6' 3" ( 3.99m x 1.91m )

### Bedroom One

11' 1" x 10' 6" ( 3.38m x 3.20m )

### Bedroom Two

10' 4" x 10' ( 3.15m x 3.05m )

### Bathroom

7' 2" x 6' ( 2.18m x 1.83m )

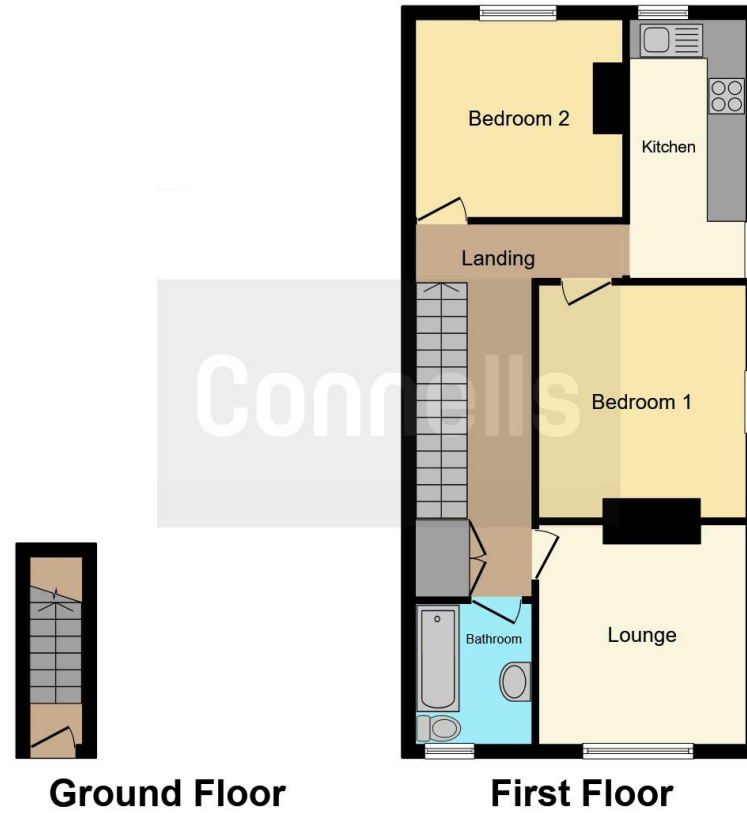
### Parking

### Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 BOURNEMOUTH BH9 2AT

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN306652](https://www.connells.co.uk/Property/WIN306652)**

This is a Leasehold property with details as follows; Term of Lease 170 years from 25 Dec 1997. 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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Property Ref: WIN306652 - 0005