



**Connells**

Cranleigh Court Suffolk Road  
BOURNEMOUTH



## Property Description

This 2-bedroom Second-floor flat in central Bournemouth offers a perfect blend of modern living and urban convenience. Boasting a bright and airy interior, the property features a spacious south-facing balcony that provides an abundance of natural light, ideal for relaxing or entertaining.

Significantly, the lease is being extended, adding value and peace of mind for prospective buyers. With no onward chain, the purchasing process is simplified, ensuring a smooth and swift transition into your new home. This prime location puts you within easy reach of Bournemouth's vibrant amenities, beautiful beaches, and excellent transport links.

The property is also offered with Allocated Off Road Parking with additional visitors spaces on site. Always convenient in central Bournemouth.

Don't miss the opportunity to secure this superbly located, hassle-free property - the perfect place to call home.

## Entrance Hall

8' 5" x 2' 6" ( 2.57m x 0.76m )

## Lounge

17' 7" x 18' 7" ( 5.36m x 5.66m )

Large bifold doors onto balcony, grey carpets whitewash walls, electric heater

## Kitchen

10' 7" x 6' 5" ( 3.23m x 1.96m )

Induction hob with electric oven. Stainless steel sink below window. Laminate flooring,

## Bedroom 1

13' 8" x 8' 8" ( 4.17m x 2.64m )

Double glazed window to front aspect, white walls grey carpets, electric storage heater

## Bedroom 2

10' 7" x 8' 4" ( 3.23m x 2.54m )

Double glazed window to front aspect, Whitewash walls, grey carpets, Electric storage heater on the wall.

## Bathroom

5' 11" x 5' 7" ( 1.80m x 1.70m )

Frosted double glazed window. Electric shower over bath. Storage cupboard

## Agents Note:

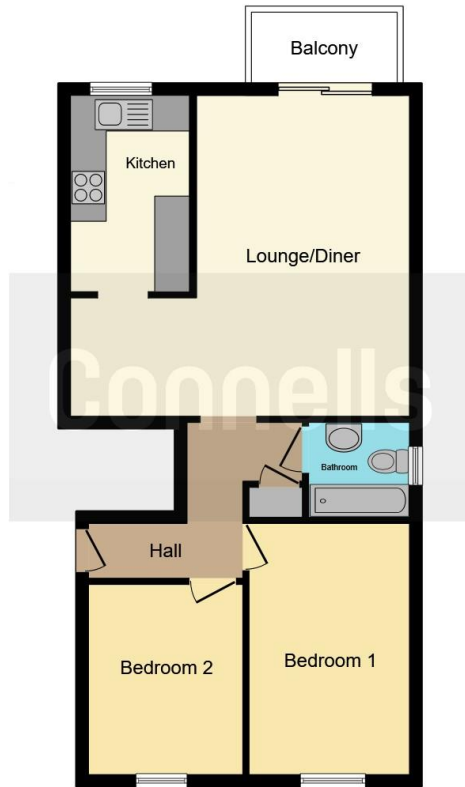
Lease: 74 years (currently being extended)

Service Charge: £3080

Ground Rent: £150

Council Tax: Band C - 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WIN306767](http://connells.co.uk/Property/WIN306767)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jun 2001. 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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