



**Connells**

Riviera Court Suffolk Road  
BOURNEMOUTH





## Property Description

Ideally located just a short walk from Bournemouth town centre, this well-presented three-bedroom second-floor apartment offers comfortable and convenient living. Set within a well-maintained building with the added benefit of a lift, this property is perfect for first-time buyers, investors or those looking for a central home.

## Entrance Hall

Storage cupboard. Laminate flooring.

## Lounge

15' into bay x 11' ( 4.57m into bay x 3.35m )

Front aspect double glazed bay window. Shelving units. Underfloor heating.

## Kitchen

11' 3" x 10' 11" ( 3.43m x 3.33m )

Fitted kitchen comprising range of wall and base units, range of built in appliances to include oven and grill, induction hob, dishwasher, washing machine and microwave and fridge freezer.

## Bedroom One

12' 2" x 11' 11" ( 3.71m x 3.63m )

Front aspect double glazed window. Electric heater.

## Bedroom Two

11' 10" x 10' 11" ( 3.61m x 3.33m )

Rear and side aspect double glazed windows.

## Bedroom Three

11' 5" x 10' 11" ( 3.48m x 3.33m )

Rear aspect double glazed window. Electric heater.

## Shower Room

Frosted window. Shower, wash hand basin and WC.

## Cloakroom

WC.

## Outside

Communal grounds to front aspect.

## Parking

Allocated space.

## Agents Note

Lease: 135 years from 8 April 2013

Current Annual Ground Rent: £250.00

Current Annual Service Charge: £2400.00

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

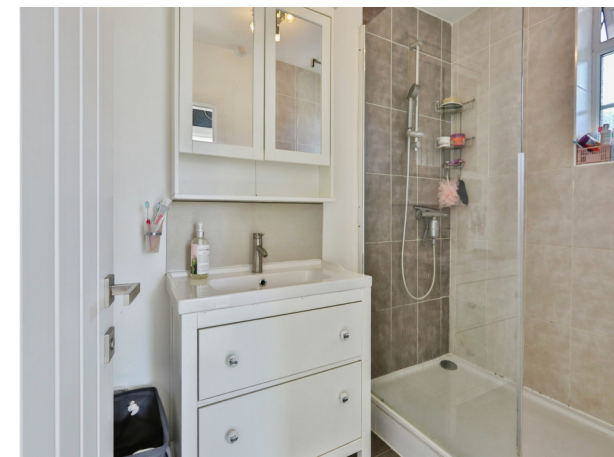
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WIN306832](http://connells.co.uk/Property/WIN306832)**

This is a Leasehold property with details as follows; Term of Lease 135 years from 08 Apr 2013. 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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