



Connells

Linden Court Lansdowne Road
BOURNEMOUTH

Linden Court Lansdowne Road BOURNEMOUTH BH1 1RP

for sale
£150,000



Property Description

Connells are delighted to offer for sale this one bedroom ground floor conversion apartment within a few hundred metres walk of Bournemouth town centre and about 1300 metres of East Cliff and the Beach.

Briefly the accommodation comprises of a kitchen/lounge/diner, bedroom and bathroom. The property also benefits from an allocated parking space and several visitor spaces. You also have the added benefit of owning a share of the freehold and having access to the communal garden and washing lines.

The property has been fully refurbished.

Entrance Hall

Lounge

10' 2" x 9' 9" (3.10m x 2.97m)

Front aspect double glazed bay window. Electric radiator. Laminate flooring.

Kitchen

7' 10" x 6' 6" (2.39m x 1.98m)

Fitted kitchen comprising a range of wall and base units, sink and drainer unit, induction hob, gas oven.

Bedroom

10' 1" x 7' 7" (3.07m x 2.31m)

Front aspect double glazed window. Radiator.

Bathroom

Suite comprising bath, wash hand basin and WC. Heated towel rail.

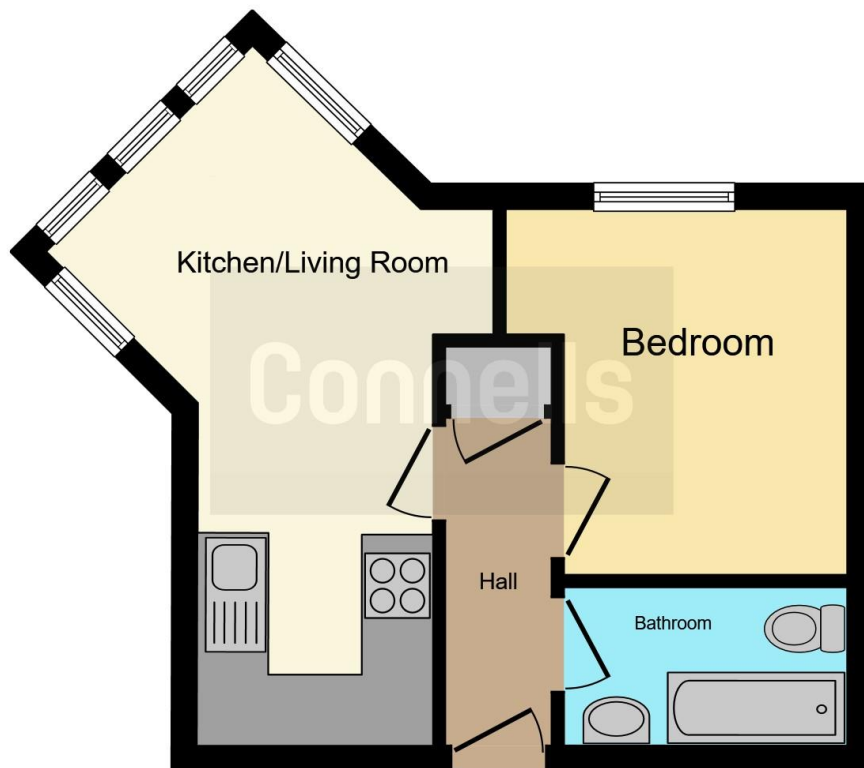
Agents Notes

Lease: 125 years from 1 March 1990

Current Annual Service Charge: £1400.00

Council Tax Band: A - 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

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: E

Council Tax
 Band: A

Service Charge:
 1400.00

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN306636

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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