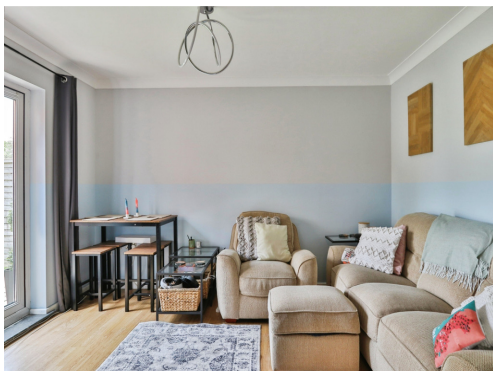




**Connells**

Baxter Court Alton Road  
Bournemouth





## Property Description

A fantastic opportunity to own this well presented two double bedroom maisonette, offering a generous layout and a range of desirable features.

The property benefits from allocated off-road parking, a private rear garden and a bright spacious interior. With a long lease of approximately 170 years remaining and a VERY reasonable annual service charge of £984.24, this home offers both security and value.

Ideal for first-time buyers, downsizers or investors, the maisonette is set in a convenient location close to local amenities, transport links and green spaces.

With plenty of space inside and out and the peace of mind that comes with a long lease, this property is a must-see.

## Entrance Hall

Large storage cupboard.

## Cloakroom

Wash hand basin and WC. Extractor fan. Laminate flooring.

## Lounge

12' 8" x 12' 8" ( 3.86m x 3.86m )

Rear aspect french doors. Laminate flooring. Radiator.

## Kitchen

10' 4" x 8' 1" ( 3.15m x 2.46m )

Range of wall and base storage units, built in oven and gas hob, space and plumbing for washing machine. Wall mounted combi boiler. Rear aspect double glazed window. Radiator.

## Landing

## Bedroom One

12' 8" x 9' 6" ( 3.86m x 2.90m )

Rear aspect double glazed window. Radiator.

## Bedroom Two

10' 5" x 8' 1" ( 3.17m x 2.46m )

Rear aspect double glazed window.

## Bathroom

Suite comprising bath with shower over, wash hand basin and WC. Heated towel rail. Vinyl flooring.

## Rear Garden

Laid to lawn and patio slabs.

## Agents Notes

Lease: 189 years from 29 September 2006

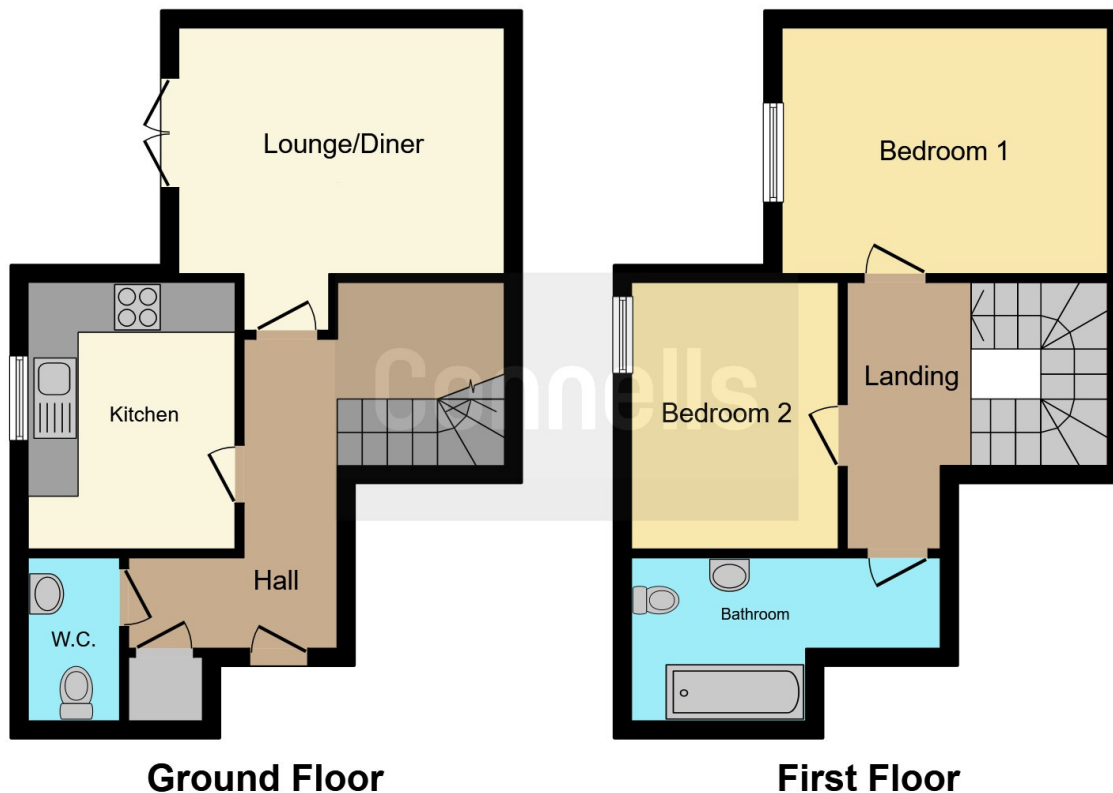
Current Annual Ground Rent: £200.00

Current Annual Service Charge: £984.24

Council Tax Band: B - 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

**T 01202 525 411**  
**E [winton@connells.co.uk](mailto:winton@connells.co.uk)**

689 Wimborne Road  
 BOURNEMOUTH BH9 2AT

EPC Rating: C

Council Tax  
 Band: B

Service Charge: 984.24 Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN307392](http://connells.co.uk/Property/WIN307392)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 2006. Should you require 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.

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Property Ref: WIN307392 - 0003

