



Connells

The Hollies Lansdowne Road
Bournemouth

The Hollies Lansdowne Road Bournemouth BH1 1RN

for sale
£270,000



Property Description

Stylish Two Double Bedroom Apartment with Parking & En Suite, Moments from Bournemouth Town Centre

Situated just a short stroll from the vibrant heart of Bournemouth, this beautifully presented two double bedroom apartment offers the perfect blend of modern living and town centre convenience. Set within a well-maintained development, the property benefits from off-road parking, landscaped communal gardens, and a long lease with a share of the freehold.

Inside, the spacious accommodation is thoughtfully arranged over one floor with a half set of stairs to the living room and bedroom one. The master bedroom features a sleek, modern en suite, while the second double bedroom is well-served by a contemporary family bathroom. The spacious living area offers a bright and welcoming space ideal for both relaxing and entertaining.

With its prime location close to local shops, restaurants, beaches, and excellent transport links, this is a fantastic opportunity for homeowners or investors alike.

Lounge

17' 3" x 15' 2" (5.26m x 4.62m)

Front aspect double glazed bay windows chimney breast, bay has a seating area

Kitchen

Wall mounted Combination Boiler, fitted in 2024, integrated dishwasher, fridge freezer, oven and gas hob. vinyl flooring, grey wall and base units, two side aspect double glazed windows, radiator behind the door, extractor fan, tiled over the counter.

Landing

Radiator along the wall, telecom phone entry system, mains electrical cupboard, additional storage cupboard, half set of stairs to bedroom one and lounge

Bedroom One

14' 8" x 14' 1" (4.47m x 4.29m)

Side aspect double glazed window, radiator behind the door, fully carpeted, access to en suite bathroom

En Suite

WC, Wash hand basin, walk in shower, tiled walls, laminate flooring

Bedroom Two

15' x 10' 2" (4.57m x 3.10m)

side aspect double glazing, radiator on the wall, fully carpeted.

Bathroom

10' 1" x 5' 2" (3.07m x 1.57m)

Side aspect double glazed window, half tiled

walls, WC, wash hand basin, bath with shower over, radiator behind the door, laminate flooring

Communal Gardens

Allocated Parking

Additional Information

Share of Freehold

Lease Length:999 years from 02-April-2015

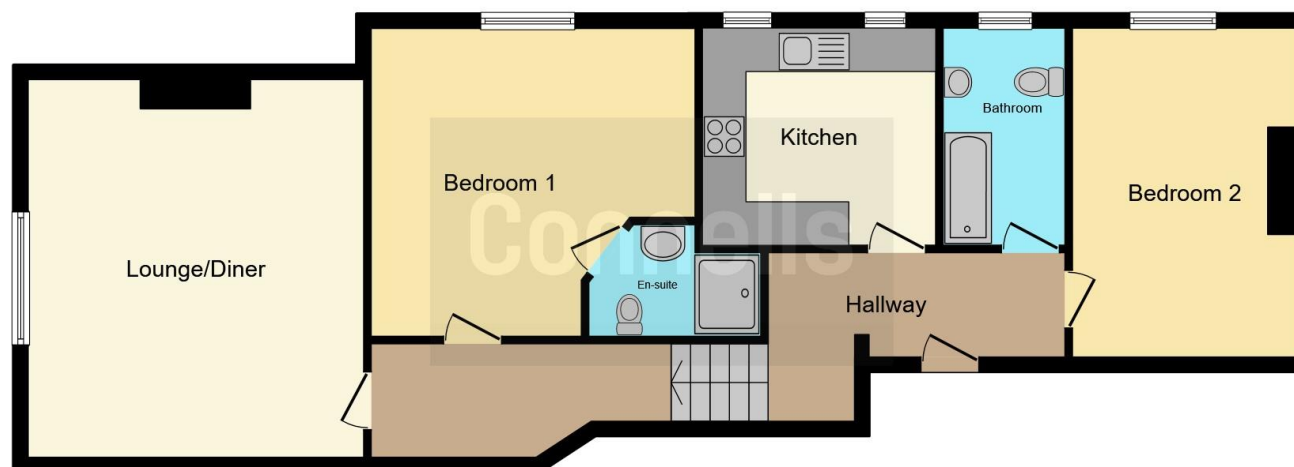
Ground Rent: £0

Service Charge: £2257 per annum









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

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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 2257.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307422

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Apr 2015. 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.

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