



Connells

Wollaston Heights Wollaston Road
BOURNEMOUTH

Wollaston Heights Wollaston Road BOURNEMOUTH BH6 4AR

for sale offers in excess of
£250,000



Property Description

Connells Southbourne are proud to present this rare opportunity to acquire this exceptional two bedroom, two bathroom apartment. Offered with a share of freehold and no onward chain, set in a highly sought-after coastal location, just moments away from Southbourne beach, this beautifully kept apartment enjoys sea glimpses from the living room - a feature that truly sets it apart. Quietly situated away from the main road, the property benefits from a peaceful setting,

Internally, the apartment has been finished to a good standard, with well proportioned rooms, two bathrooms, and a thoughtful layout.

Further benefits include allocated parking for one vehicle, a lift within the block, and no forward chain.

Entrance

The property is entered via a communal staircase or by the communal lift

Lounge

Offering four UPVC double glazed front aspect windows, all with fitted blinds and giving sea glimpses. laminate flooring, radiator and electrical sockets

Kitchen

With matching wall and base units, integrated electric oven, hob and extractor fan, dishwasher and fridge/freezer, front aspect UPVC double glazed window with fitted blind, laminate flooring and electrical sockets. Also houses the combi boiler.



Bathroom

Offering a modern suite with sink, WC and bath with shower over and a glass screen. fully tiled walls and heated towel rail.

Ensuite

A suite comprising of shower cubicle, WC and sink. Full tiled walls and flooring and heated towel rail.

Bedroom 1

Side aspect UPVC double glazed window with fitted blind. Fitted wardrobes, carpeted flooring, radiator, pendant lighting and electrical sockets.

Bedroom 2

Side aspect UPVC double glazed window with fitted blind. Carpeted flooring, radiator, pendant lighting and electrical sockets.

Agent Notes

Tenure: Share Of Freehold

Ground Rent £0

Service charge: £1525

Pets: No

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









First Floor

Total floor area 61.2 m² (659 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1525.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306616

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2004. 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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