



Connells

Burlington Mansions East Owls Road
Bournemouth

Burlington Mansions East Owls Road Bournemouth BH5 1AT

for sale
£140,000



Property Description

Connells Southbourne are delighted to present this charming one double bedroom apartment within the iconic Grade II listed Burlington Mansions, enjoying sea views, allocated parking and a Share of the Freehold. Offered with vacant possession and no forward chain, the property also benefits from access to a concierge service, residents' gym, communal sun terrace and the ability to operate as a holiday let.

Originally opened as a hotel in 1893, Burlington Mansions has been thoughtfully converted into a collection of characterful apartments whilst retaining much of its historic grandeur. Residents enjoy beautifully maintained communal grounds, concierge services and exclusive use of the on-site gymnasium.

The apartment is currently operated as a highly successful holiday let, generating a strong income and with bookings already secured for 2027. The current owner is prepared to leave the property fully furnished, presenting an excellent turnkey business opportunity for investors wishing to continue its established success from day one.

Ideally positioned, the property is just moments from Boscombe's award-winning beaches and famous pier. The area offers an excellent selection of cafés, bars, restaurants and independent shops, alongside a range of watersports and beachside activities. Whether as a holiday home, investment or seaside retreat, this apartment offers a rare

opportunity to enjoy one of Bournemouth's most sought after coastal locations.

Approach

This property is located in the East Wing of the building. Enter the development and follow the one way system around the building. There is PARKING BAY 90 where you can park and one of our Sales Team will meet you.. To the rear, there is a communal BBQ area.

Communal Entrance Hall

Accessed via a security system and stairs and a lift rise to all floors. The apartment is located on the second floor. The apartment front door opens up to the;

Entrance Hall

Wall mounted entry phone system. Storage cupboard housing the immersion heater. Doors to all rooms.

Sitting Room

A bright room set within the iconic turret of the building. The curved walls create a unique living space, enhanced by dual aspect windows that frame delightful sea views. Offering a wonderful blend of period charm with a modern look, this spacious reception room provides ample space for both relaxing and dining while enjoying the ever changing coastal outlook.

Kitchen

Fitted with a range of light wood-effect wall and base units with contrasting work surfaces and tiled splashbacks. Designed to maximise the available space, the kitchen offers an integrated oven, electric hob with pull out extraction unit and sink positioned beneath a window enjoying a pleasant outlook.

Bedroom

Tastefully decorated in neutral tones and fitted with a soft grey carpet, the room offers space for a double bed and additional furnishings.

Bathroom

Fitted with a three piece suite comprising a panelled bath with shower attachment, wash hand basin and low level WC. Fully tiled for ease of maintenance.

Allocated Parking Space

The space that is conveyed with this apartment is numbered 90.

Agents Notes;

Lease: 125 years from 29 September 2001.

Service Charge: £2200 paid every 6 months.

Ground Rent: £0 (share of freehold)

Council Tax Band: There is no Council Tax

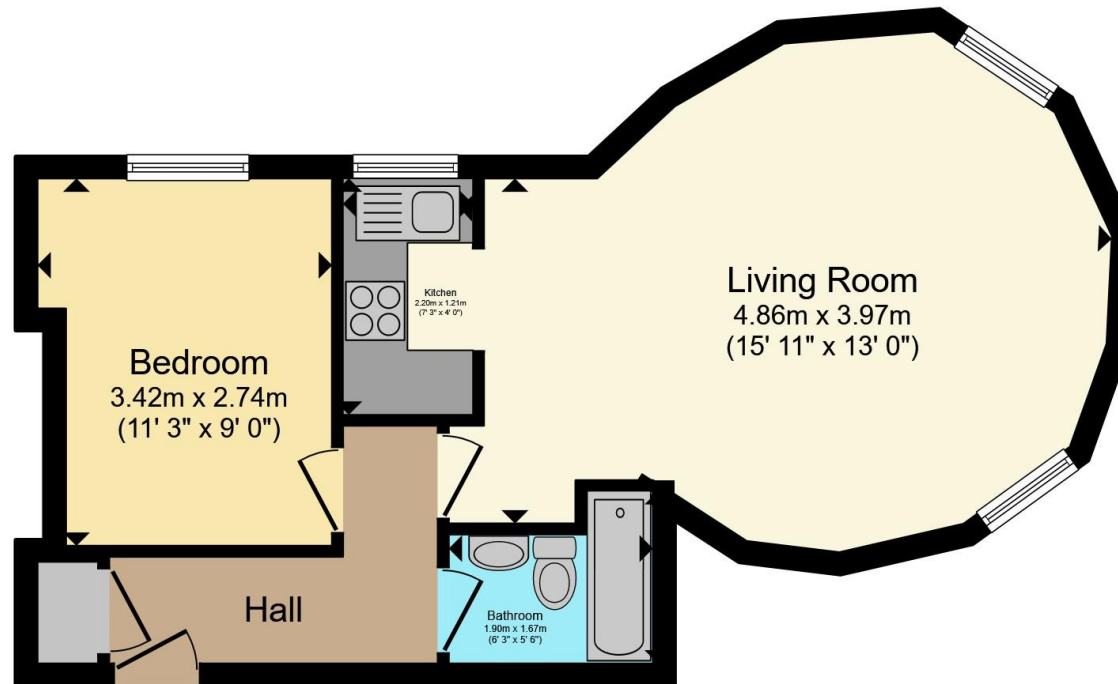
band recorded for this property, it has been listed for Business Rates from point of the seller's purchase. Please make further enquiries with the Local Authority.

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.









1st Floor

Total floor area 42.5 m² (457 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

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
 Band: Deleted

Service Charge:
 4400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306887

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2001. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306887 - 0003