



Connells

St. James Court Owls Road
Bournemouth

St. James Court Owls Road Bournemouth BH5 1AJ

for sale offers in excess of
£230,000



Property Description

Connells Southbourne are delighted to present this well maintained two double bedroom first floor apartment, ideally positioned in the highly sought-after Boscombe Spa area, just over 300 Meters to Boscombe Pier & Beach, local amenities and excellent transport links.

Offering spacious and well balanced accommodation throughout, this attractive home benefits from a private balcony, a single garage with parking for one vehicle and an additional allocated parking space directly in front. The property further boasts a share of the freehold.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school. The property enjoys a convenient location close to local amenities, with Southbourne Grove and Pokesdown railway station approximately 1.2 miles away, providing excellent lifestyle and commuting benefits.

Approach

Access to the block is via the communal front door with a secure entry phone system. Stairs or the lift take you up to the first floor. Front

door opens into the;

Entrance Hall

Good sized hall with two storage cupboards and access to all rooms.

Sitting Room

Sliding patio doors opening onto a private balcony. Radiator. TV Point. Plenty of space for sitting room furniture.

Kitchen

A modern kitchen featuring a range of matching wall and base units with laminate work surfaces and inset stainless sink with mixer tap. Space for freestanding oven with extractor hood above. Space and plumbing for washing machine, tumble dryer and dishwasher. A large window provides excellent natural light and pleasant outlooks,

Bedroom One

A generous double bedroom offering a bright and airy feel, enhanced by a large front facing window allowing plenty of natural light. The room benefits from a built in wardrobe.

Bedroom Two

A spacious second bedroom, offering ample space for a double bed and additional furnishings, making it ideal as a guest

bedroom, home office, or children's room.

Bathroom

Three piece suite comprising a panel enclosed bath with shower over, wash hand basin, and chrome heated towel rail. Part tiled walls.

Cloakroom

Low level WC. Wall hung wash hand basin with tiled splashback.

Outside

The block is set in well maintained communal grounds with the majority being laid to lawn with shrub borders. There is a garage conveyed with the flat which also enables you to park in front of it, as well as several visitor parking spaces available.

Agents Notes;

Lease: Share of Freehold - 999 years from 6th April 1969

Service Charge: £2348 per annum

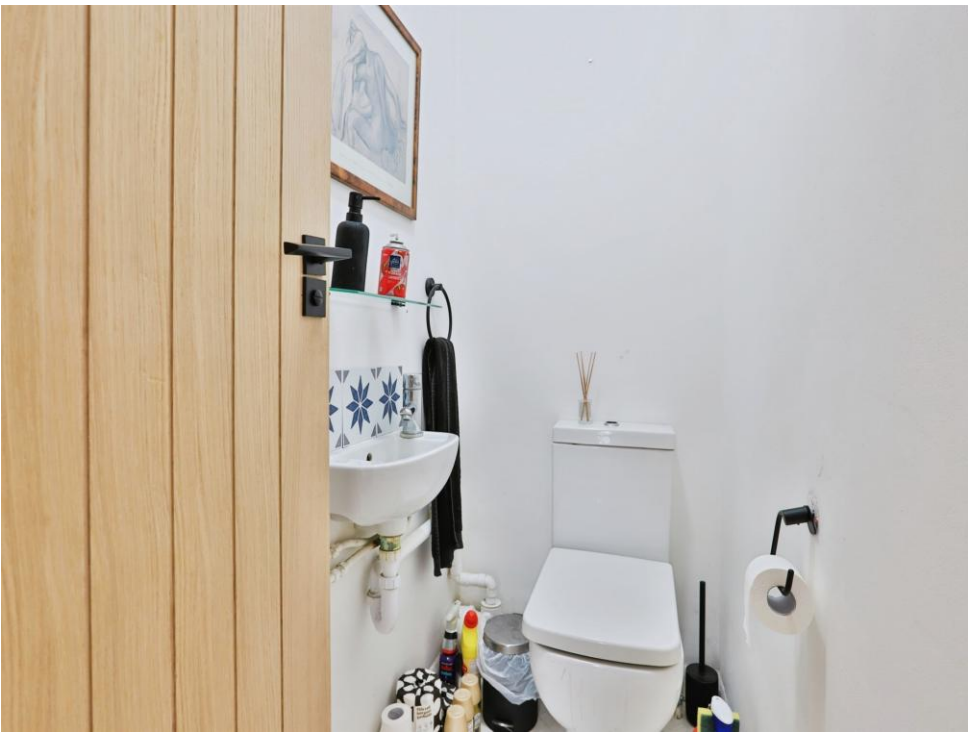
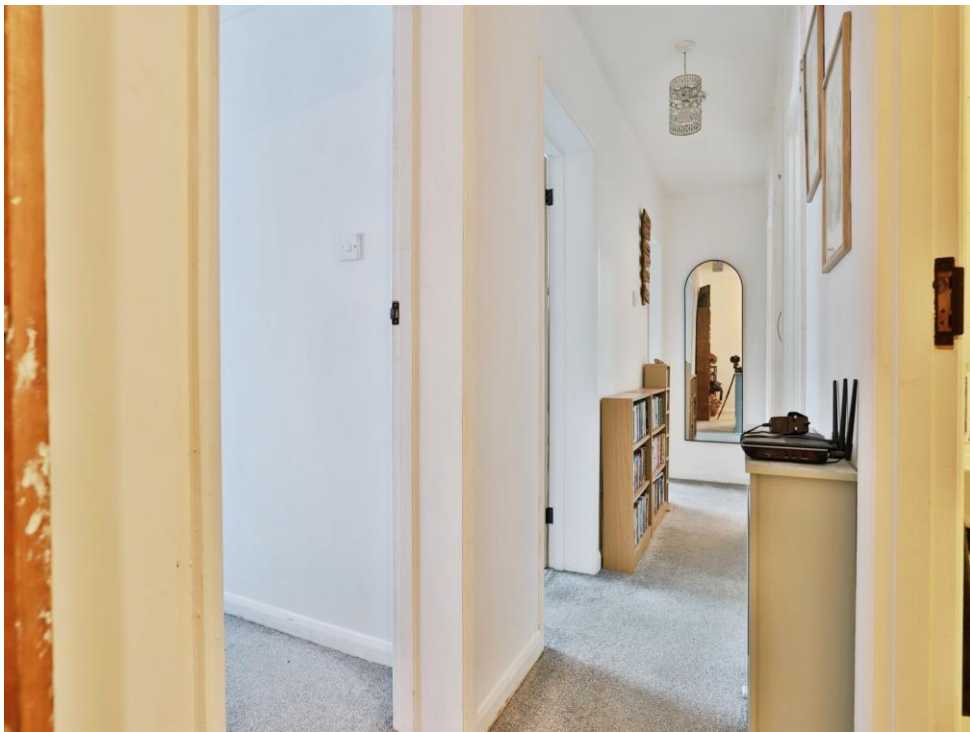
Ground Rent: £0 Share of freehold

Council Tax Band - BCP Band C

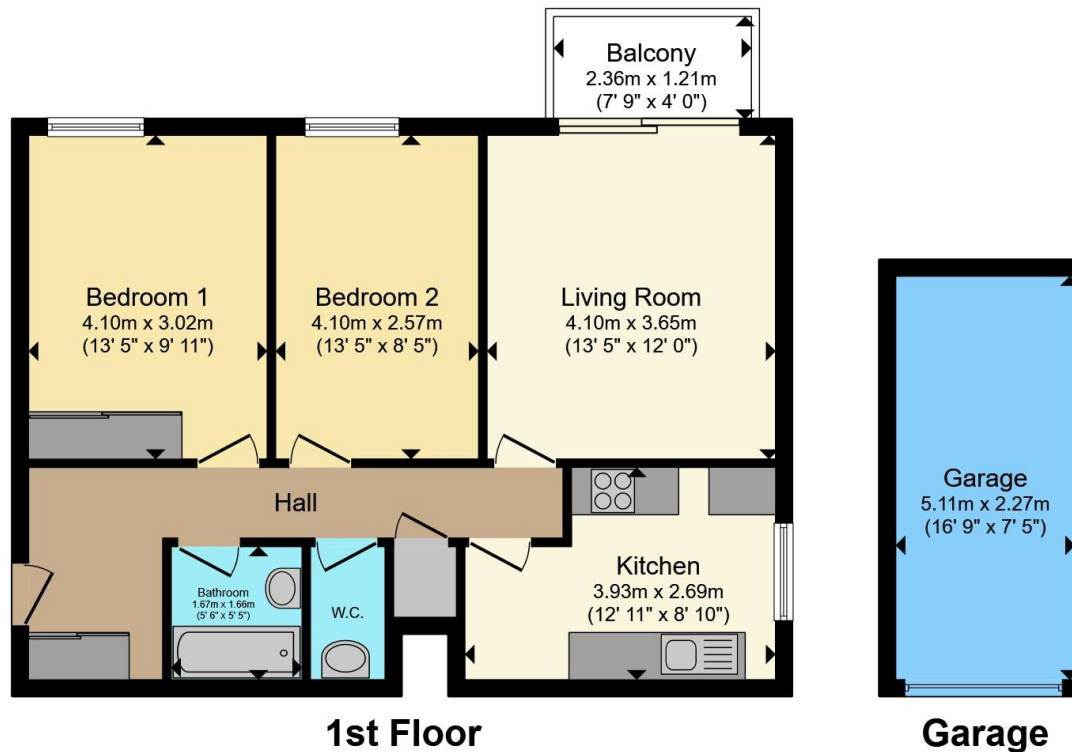
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee

cannot be refunded, even if the property purchase does not go ahead.









Total floor area 75.9 m² (817 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: D Council Tax
 Band: C

Service Charge:
 2348.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306756

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Apr 1969. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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