

Connells

Hamble Court Christchurch Road
Bournemouth

Hamble Court Christchurch Road Bournemouth BH1 3PF

for sale offers in excess of **£180,000**







Property Description

Connells are delighted to present this exceptionally spacious two double-bedroom apartment, occupying a premier seventh-floor position within the highly regarded Hamble Court development. Boasting stunning elevated views towards the sea and across to the Isle of Wight, this impressive property offers generous accommodation and an enviable coastal lifestyle.

The accommodation comprises a large welcoming entrance hall with ample built-in storage, a bright and spacious south-facing sitting/dining room enjoying far-reaching views, a separate fitted kitchen, two well-proportioned double bedrooms, a family bathroom, and a separate WC. Further benefits include secure underground parking, communal storage facilities, lift access to all floors, and a secure entry system.

Hamble Court is a purpose-built development set within well-maintained landscaped grounds, ideally positioned between Boscombe and the East Cliff. Bournemouth town centre, award-winning beaches, and Bournemouth Railway Station are all within easy reach, making this an excellent choice for homeowners and investors alike.

Boscombe offers an excellent range of amenities, including independent boutiques, cafés, bars, restaurants, and supermarkets. The award-winning beach is approximately 600 metres away via the picturesque Boscombe Chine Gardens, leading to miles of sandy coastline, water sports facilities, beachside dining, and the iconic Boscombe Pier.

Communal Entrance

A driveway leads to the main entrance and the secure underground parking where there is a lift to all floors. The main entrance is at the rear of the block with 14 surface car spaces for use by visitors and residents.

Entrance

The hallway has large storage cupboards, an airing cupboard and doors leading to all rooms.

Sitting / Dining Room

UPVC double glazed window to front aspect which overlooks the well tended communal gardens. The inset balcony is accessed by a double glazed door from the lounge and enjoys sea views. The dining area offers a large space to accommodate a generously sized dining table.

Kitchen

Matching wall and base units, rear aspect UPVC double glazed window, part tiled walls, ceiling light, stainless steel sink and drainer, space for oven, washing machine, dishwasher or tumble drier and fridge freezer.

Bedroom 1

UPVC double glazed window to the front, carpeted flooring and pendant lighting.

Bedroom 2

UPVC double glazed window to the rear overlooking landscaped gardens, carpeted flooring and pendant lighting.

Bathroom

Suite comprising of a bath with shower over, vanity sink, mirrored cupboard, side aspect UPVC double glazed window, tiled walls.

Wc

Separate WC, side aspect UPVC double glazed window, vanity sink with tiled splashback, pendant lighting, mirrored cupboard.

Agents Notes;

Lease: 158 years from 15th August 2003 - (135 years remaining)

Service Charge: £1758.95 paid every 6 months (includes water & sewage)

Ground Rent: £0

Council Tax: Band C - BCP Council

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.

















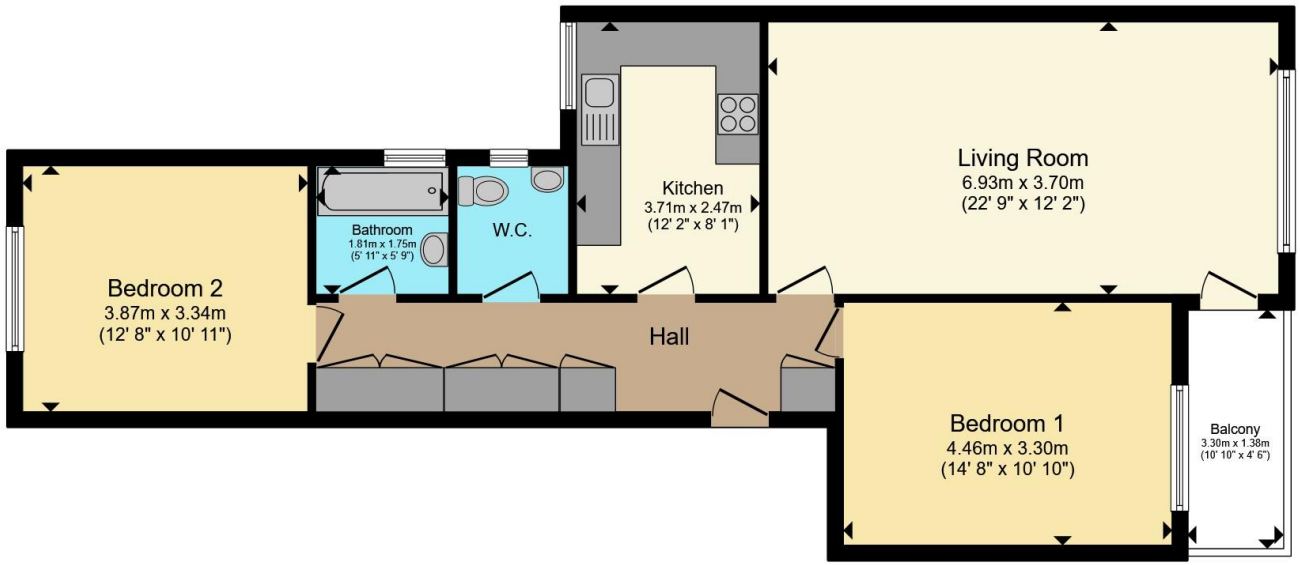

7th Floor

Total floor area 81.2 m² (874 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: D

Council Tax Band: C

Service Charge: 3517.90

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306891

This is a Leasehold property with details as follows; Term of Lease 158 years from 15 Aug 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.