



**Connells**

Halebrose Court Seafield Road  
Bournemouth



## Property Description

Connells are delighted to offer this second floor one bedroom retirement apartment at Halebrose Court. Halebrose was constructed by McCarthy & Stone (Developments) Ltd and comprising 82 properties arranged over 6 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

The property comprises an entrance hall, lounge, kitchen, one bedroom and a bathroom. It is a condition of purchase that residents be over the age of 60 years.

Sold as seen and no forward chain.

## Communal Entrance

Communal entrance door to entrance foyer. Ground floor communal residents lounge. Laundry and concierge / house managers office. Lift to all floors. ground floor entrance door to:

## Hallway

The entrance door leads into the hallway with intercom and large storage cupboard housing the immersion tank, with doors leading to;

## Bedroom

A large double bedroom with triple integrated wardrobe, carpeted flooring, walls lights, storage heater and side aspect double glazed window.

## Sitting Room

Great size living room with side aspect double glazed window, carpeted flooring, electric heater. wall lights. Two glazed doors take you into the;

## Kitchen

The kitchen has matching wall and base units, electric oven, electric hob,sink-drainer, and space for under counter fridge and washing machine.

## Bathroom

A large bathroom with a suite comprising of a bath, WC and vanity sink. Tiled walls, carpeted flooring, electric towel rail and wall light above mirror.

## Communal Gardens

Communal grounds. Driveway to casual parking at the rear.

## Communal Facilities

Residents lounge, laundry facilities and a guest suite.

## Agents Notes;

Lease: 125 years from August 1996

Service Charge: £3,478.80

Ground Rent: £520

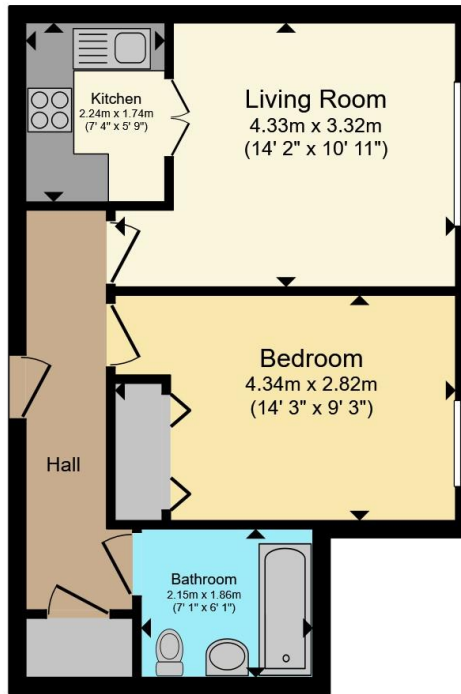
Council Tax: Band C - BCP Council

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.









**Floor Plan**

Total floor area 40.4 m<sup>2</sup> (435 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: B

Council Tax  
 Band: C

Service Charge:  
 3478.80

Ground Rent:  
 520.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306501](http://connells.co.uk/Property/SBN306501)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBN306501 - 0004