

Connells

Hengist Road
BOURNEMOUTH

Hengist Road
BOURNEMOUTH BH1 4DN

for sale
£165,000







Property Description

Connells Southbourne are delighted to present this beautifully redecorated ground floor apartment, set within a characterful converted block and offered with vacant possession and no forward chain. The property features two double bedrooms, a bright and welcoming open-plan sitting room with kitchen area, and a bathroom. Further benefits include a long lease, making it an ideal purchase for first-time buyers, investors, or those seeking a coastal home.

Perfectly positioned just over half a mile from Boscombe Beach, residents can enjoy miles of award-winning coastline, scenic cliff-top walks and easy access to the famous Boscombe Pier. The property is also within half a mile of Boscombe High Street, offering a wide range of shops, cafés, restaurants, supermarkets and excellent transport links.

Boscombe has undergone significant regeneration in recent years and has become an increasingly popular destination for buyers seeking a vibrant seaside lifestyle. With its sandy beaches, thriving local amenities, nearby leisure facilities and convenient access to both Bournemouth town centre and Southbourne Grove, the area combines coastal living with everyday convenience.

Early viewing is highly recommended to appreciate the accommodation, location and value this apartment has to offer.

Approach

This property is located on the ground floor and benefits from its own private entrance. Apartment front door opens into the;

Sitting Room

A spacious and well presented reception room, recently redecorated and finished in neutral tones with newly fitted carpet. The room offers ample space for both lounge and dining furniture, with natural light provided by the front aspect window. An attractive archway leads through to the;

Kitchen

Fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. Features include an inset sink and drainer, integrated oven with electric hob and extractor hood over. Space for a freestanding fridge freezer and plumbing for a washing machine.

Inner Hall

Doors to all rooms. Storage cupboard housing the gas central heating boiler.

Bedroom One

The room features a built in wardrobes, together with a useful wash hand basin set within a fitted vanity unit and additional cupboard storage below. Finished with new carpets and ample space for bedroom furniture.

Bedroom Two

A bright room with a double glazed window to the front aspect. Fitted wardrobes providie excellent built in storage. This room would make an ideal guest bedroom, children's room or home office.

Bathroom

Fully tiled and fitted with a white suite comprising a panel enclosed bath with shower attachment, pedestal wash hand basin and low-level WC. The room benefits from two obscured-glazed windows providing natural light and ventilation.

Agents Notes;

Lease: 149 years from December 2007. This property is held in a limited company and therefore a new buyer will have a share of the management company.

Service Charge: £1250 per annum (including buildings insurance)

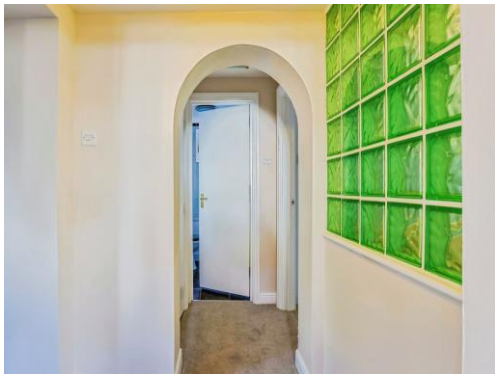
Ground Rent: £0

Council Tax: Band B - 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.







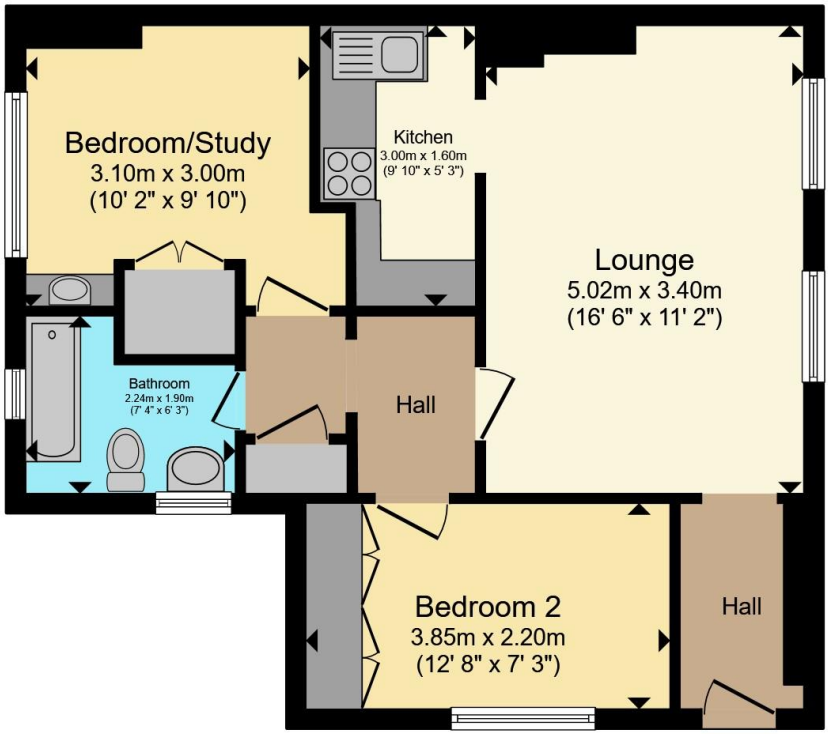












Total floor area 53.7 m² (578 sq.ft.) approx

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: B

Service Charge: 1250.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN304626

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.

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.