



**Connells**

Baxter Court Alton Road  
Bournemouth





### Property Description

A spacious apartment with two bedrooms on the second level. The property features a renovated kitchen and bathroom, as well as two double rooms. It is in a desirable area, 5 minutes by foot from the local transport hub and 10 to 15 minutes by car from Bournemouth Town Centre. The ideal first-time buyer or investment opportunity, with a 125-year lease that is currently being extended.

The property is conveniently situated near to Wallisdown for local amenities and transport links to Bournemouth & Poole town centres. The property is located within the St Marks C of E primary school catchment area.

#### Entrance Hall

19' x 3' 7" ( 5.79m x 1.09m )

Laminate flooring with telecom entry & storage cupboard

#### Cloakroom

1' 7" x 2' 7" ( 0.48m x 0.79m )

#### Lounge

9' 10" x 19' 11" ( 3.00m x 6.07m )

Front aspect double glazing window with radiator and laminate flooring

#### Kitchen

9' 8" x 8' 2" ( 2.95m x 2.49m )

Tiled floor & over counter, white wall and base units with wall mounted combi boiler, space for washing machine, gas hob, electric oven, fridge freezer, front aspect double glazed window and large extractor fan

### **Bedroom 1**

14' 4" x 8' 7" ( 4.37m x 2.62m )

Front aspect double glazing, radiator below.

### **Bedroom 2**

14' 4" x 8' 7" ( 4.37m x 2.62m )

Side aspect double glazing, radiator below.

### **Bathroom**

6' 2" x 5' 8" ( 1.88m x 1.73m )

WC, WHB, tiled floor to ceiling, heated towel rack, vanity unit, corner shower + spa shower

### **Parking**

Dropped kerb which allows 2 visitors, on street and allocated to the rear







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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37 Victoria Road  
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EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN306618](http://connells.co.uk/Property/WIN306618)**

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.

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