



Connells

Driftwood Arnewood Road  
Bournemouth





## Property Description

Connells are pleased to present this three double bedroom first floor apartment located in the centre of Southbourne and just over 160 meters to shops & amenities and half a mile to Southbourne Beach. The property briefly comprises sitting room, separate kitchen and bathroom. It is being offered with share of the freehold and no forward chain.

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

## Approach

Accessed through a communal front door. Stairs lead to the first floor and apartment door opens into the;

## Entrance Hall

Laminate flooring. Radiator. Doors to all rooms.

## Sitting Room

Double glazed window to the side and rear aspect. TV Point. Radiator. Laminate flooring. Views towards St Catherines Hill.

## Kitchen

Double glazed window to the side. Fitted with a range of matching wall and base units with laminate worktops over with a breakfast bar. Stainless steel sink and drainer unit with tiled splashbacks. Inset gas hob. Eye level electric oven. Space for fridge freezer. Space and plumbing for washing machine.

### **Bedroom One**

Double glazed window to the front and side aspects. Radiator.

### **Bedroom Two**

Double glazed window to the front. Radiator. Built in wardrobe. Overhead storage.

### **Bedroom Three**

Double glazed window to the front. Telephone point. Radiator.

### **Bathroom**

Three piece suite comprising panel enclosed bath with shower over. Pedestal wash hand basin.  
Low level WC. Part tiled walls and fully tiled floor. Airing cupboard housing the water tank.  
Separate utility space. Wall hung gas central heating boiler. Towel radiator.

### **Cloakroom**

### **Outside**

At the rear, there is one allocated parking space and a small communal garden to the front with a storage shed.

### **Agents Notes;**

Lease: 999 years from September 1988

Service Charge: £400 per month

Ground Rent: £0 per annum

Council Tax: Band B - BCP Council



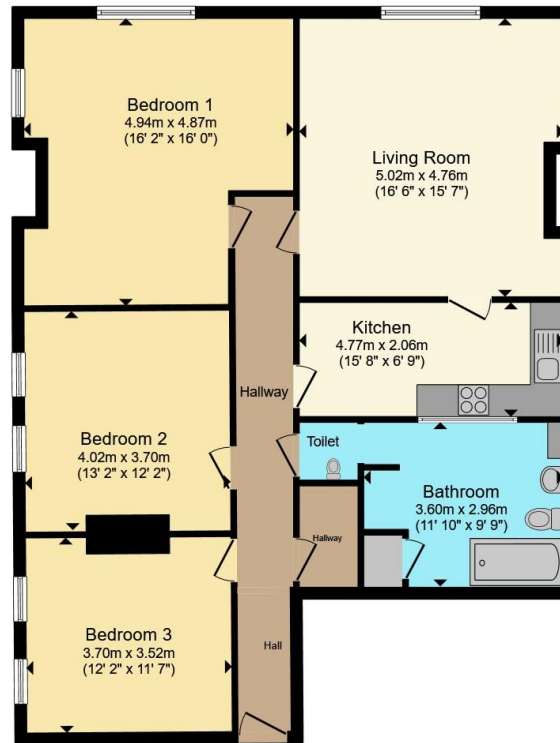












Total floor area 110.7 m<sup>2</sup> (1,191 sq.ft.) approx

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 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

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/SBN306484](http://connells.co.uk/Property/SBN306484)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1988. 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.

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Property Ref: SBN306484 - 0002