



Connells

Flat 2 Stourcliffe Avenue
Bournemouth



Property Description

Connells are pleased to offer to market this ground floor apartment, located just 40 meters from Southbourne Cliff tops. The property comprises one double bedroom, sitting / dining room, separate kitchen and wet room and benefits from allocated parking, share of the freehold, a private garden area and is being offered with 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.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Approach

A driveway provides off road parking for one vehicle. Lean to provides enclosed access to the property. Outside tap. Bin store.

Entrance

Side door opens into the;

Kitchen

10' 8" x 9' 4" (3.25m x 2.84m)

Double glazed window to front aspect. Range of matching wall and base units with laminate wood block effect worktops over. Ceramic sink and drainer with mixer tap. Inset four ring gas burner. Wall hung gas central heating boiler. Space and plumbing for washing machine. Space for freestanding fridge freezer. Space for freestanding cooker. Part tiled. Radiator.

Inner Hall

Built in cupboard. Radiator. Doors to all rooms.

Sitting Area

12' 7" max x 12' 7" max (3.84m max x 3.84m max)

Double glazed bay to side aspect. Double glazed patio doors patio area. TV point. Radiator.

Dining Area

11' 8" x 9' 4" (3.56m x 2.84m)

Incorporating hallway. Radiator.

Bedroom 1

16' 2" into bay x 11' 8" (4.93m into bay x 3.56m)

Double glazed window to front aspect. Double glazed stain glass to side. Built in wardrobes. Airing cupboard housing immersion heater. Radiator.

Wet Room

Obscure glazed window to side aspect.
Electric shower. Low level WC. Pedestal
wash hand basin. Extractor. Radiator.

Garden

The garden area enjoys a Southerly aspect
and is enclosed by timber fencing mainly laid
to patio slabs with shingle borders. Gate
access.

Agents Notes:

The sale of this property is subject to Grant of
Probate. Please seek an update from the
branch with regards to the potential
timeframes involved.

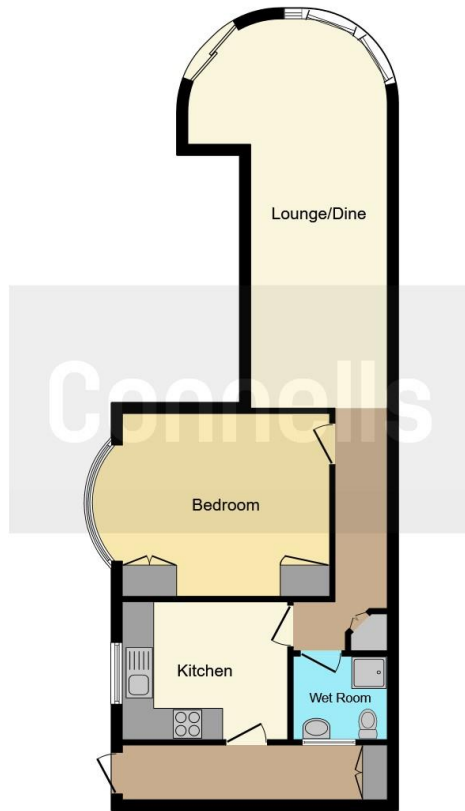
Lease: 999 Years from December 1987

Service Charge: £1912 per annum

Ground Rent: £0

Council Tax: Band B - BCP Council





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/SBN305530](https://www.connells.co.uk/Property/SBN305530)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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Property Ref: SBN305530 - 0002