



Connells

Hartley Down Christchurch Road
Bournemouth

Hartley Down Christchurch Road Bournemouth BH1 3PJ

for sale guide price
£130,000



Property Description

Connells Southbourne are delighted to offer this spacious one bedroom apartment with underground parking in a sought after central Bournemouth location, with the benefit of share of the freehold.

This generously proportioned apartment offers excellent living accommodation throughout and has beautifully maintained communal gardens, it has lift and stair access to all floors.

The property comprises a large lounge/dining room, ideal for both relaxing and entertaining, a separate fitted kitchen, a good sized double bedroom, family bathroom, and an impressive amount of built in storage space.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, with just a 600 Meter walk through Boscombe Chine Gardens. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

Accessed via communal door to the rear of the property with stairs and lift leading to landing and front door of apartment leading to;

Entrance Hall

Doors leading to all rooms

Lounge/Diner

Front and rear aspect UPVC windows with far reaching views of the sea and Bournemouth, elec sockets, carpeted flooring and pendant lighting.

Kitchen

Rear aspect UPVC double glazed window with fitted blind, part tiled walls, base units with worktop, hob and integrated oven with extractor fan, stainless steel sink and drainer, elec sockets, space for washing machine and fridge freezer.

Bedroom

Front aspect UPVC window with views of the sea in the distance. Built in wardrobes.

Bathroom

Tiled walls, pendant lighting, a suite comprising a shower cubicle, WC and vanity sink. Rear aspect UPVC double glazed window.

Outside

Communal gardens to the front and rear with allocated underground parking accessed via the lift and stairs.

Agent Notes:

Tenure: Leasehold 999 year lease from: 29th September 1982

Ground rent:: £0 (share of freehold)

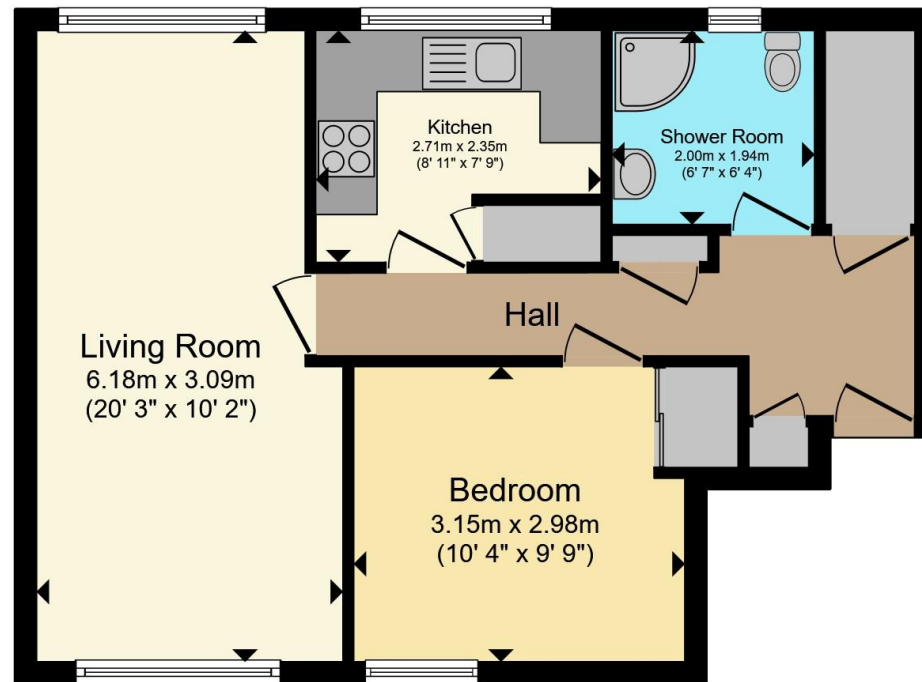
Service Charge: £3000 per annum

Council Tax Band - BCP Band B









7th Floor

Total floor area 48.3 m² (520 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: D

Council Tax
 Band: B

Service Charge:
 3000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306781

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. 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.

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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