



Connells

Bath Hill Court Bath Road
Bournemouth

Bath Hill Court Bath Road Bournemouth BH1 2HP

for sale offers in excess of
£350,000



Property Description

Connells are delighted to present this exceptional, mansion-style apartment spanning more than 1,500 sq ft within the iconic Bath Hill Court. The property is on the second floor and briefly comprises; three double bedrooms, two bathrooms, a bright lounge/diner with Juliet balcony, and a kitchen/breakfast room with utility area. It benefits from residents & visitors parking, share of the freehold and offered with no chain.

Constructed in 1936, Bath Hill Court enjoys a privileged, elevated position that frames spectacular sea and town centre views. The location is unbeatable: the golden sands of the beach, Pier Approach and seven miles of shoreline are just a short stroll away, while an array of boutique shops, acclaimed restaurants and vibrant leisure facilities lie at your doorstep. Inside, the apartment greets you with a grand reception hallway leading to two impressive reception rooms, a bright kitchen-breakfast suite, and four generously proportioned bedrooms. The accommodation is complemented by a family bathroom, a separate shower room, and an additional cloakroom, all enhanced by abundant storage solutions, fitted wardrobes and spacious cupboards throughout.

Set against the backdrop of Bath Hill Court's celebrated Art-Deco architecture, the residence benefits from full portage services, a robust security system, meticulously maintained communal gardens, and dedicated resident/visitor parking. Ownership includes a share of the freehold.

Approach

The development is approached via a sweeping driveway and is set within beautifully maintained communal grounds, creating an impressive arrival. Accessed from the communal lobby, the lift takes you to the second floor where the front door opens into the;

Entrance Hall

Ample room for a dining table and there are doors to principal rooms. Two built in storage cupboards.

Sitting Room

Double glazed window to the rear aspect. A bright and spacious room with feature fireplace and French doors opening onto a Juliet balcony.

Kitchen/ Breakfast Room

Double glazed window to the rear aspect. Fitted with a range of wall and base units with inset electric hob with electric oven underneath and stainless steel cooker hood over. Sink and drainer unit with tiled splashbacks. Space and plumbing for appliances. Radiator. Access into the;

Utility Room

Double glazed window to the front aspect. Cupboard housing the gas central heating boiler and there are further units and a back door leading down the fire escape.

Bedroom 1

Double glazed window to the rear aspect. Two built in floor to ceiling wardrobes. Radiator.

Bedroom 2

Double glazed window to the rear aspect. Built in wardrobe and cupboard. Radiator.

Bedroom 3

Double glazed window to the rear aspect. Built in cupboard. Radiator.

Bathroom

Double glazed window to the side aspect. Four piece suite comprising a panel enclosed bath with shower over. Shower cubicle. Low level WC. Wash hand basin with vanity unit.

Shower Room

Double glazed window to the front aspect. Corner shower cubicle, wash hand basin with vanity unit, low level WC. Fully tiled walls and floor.

Outside

Residents benefit from landscaped gardens featuring ornamental water features, mature

planting, well kept lawns and attractive paved walkways. The grounds provide a tranquil setting and are complemented by residents' parking and visitor parking areas, all within a well managed and prestigious development.

Agent Notes:

Lease: 999 years from 25 December 1983

Service Charge: £5200 per annum

Ground Rent: £0 - Share of freehold

Council Tax - Band E - 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.









Second Floor

Total floor area 146.4 m² (1,576 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
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EPC Rating: C Council Tax
 Band: E

Service Charge:
 5200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306817

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1983. 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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