



Connells

Palmerston Road
Bournemouth

Palmerston Road Bournemouth BH1 4HP

for sale guide price
£78,500



Property Description

Ground floor studio apartment with its own private entrance, offered with vacant possession and no forward chain. Requiring refurbishment throughout, the property features a separate kitchen, shower room and access to a share of the rear garden. Conveniently situated just over 300 metres from Boscombe High Street, making it an ideal investment or first-time purchase.

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 and 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. Here you will also find seafront restaurants as well as a surf school.

Locally there are a range of good bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway is within a mile and is served by South Western Railway, who operate services from London Waterloo to Weymouth.

Approach

The property is accessed via Borthwick Lane, where a timber garden gate opens into the shared rear garden area. A gravelled pathway leads directly to the property's private entrance. Front door opens into the;

Kitchen

Fitted with a range of base units, work surfaces, stainless steel sink and built-in oven with electric hob and extractor above. A window and part-glazed door provide natural light and access to the garden area. The kitchen is functional but would benefit from improvement. Archway through to the;

Bedroom

Double glazed window to the side aspect. The room offers space for both lounge and bedroom furniture. Door through to the;

Shower Room

Obscure glazed window to the side aspect. Fitted with a corner shower cubicle with electric shower over, pedestal wash hand basin and low level WC. The shower room is functional but, in keeping with the rest of the property, would benefit from refurbishment and remedial works, with visible signs of wear and areas requiring attention.

Agents Notes;

Lease: 125 years from 1 September 2016

Service Charge: £500 per annum

Ground Rent: £0

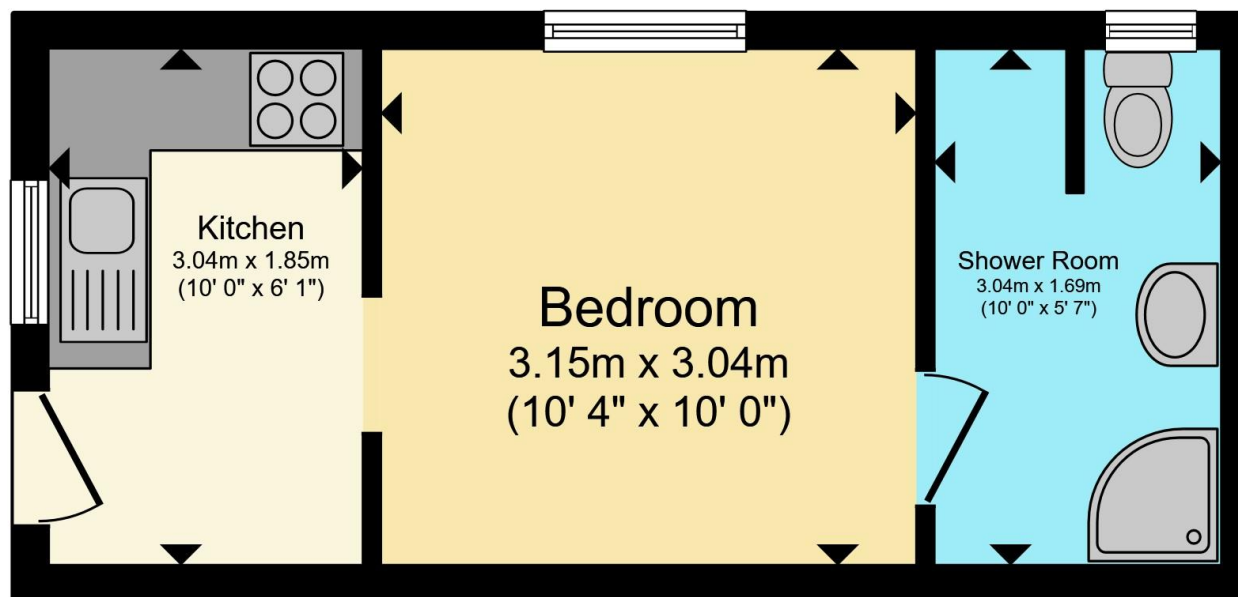
Council Tax Band - BCP Band B

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.









Ground Floor

Total floor area 20.9 m² (225 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: D Council Tax
 Band: B

Service Charge: 500.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306862

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2016. 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: SBN306862 - 0002