



**Connells**

Sandringham Place Bodorgan Road  
Bournemouth



## Property Description

A well-presented two-bedroom ground floor apartment ideally located close to Bournemouth town centre and its wide range of shops, restaurants and leisure amenities, as well as excellent local transport links. The property benefits from allocated off-road parking in addition to visitor spaces, making it convenient for both residents and guests.

The accommodation comprises two generous double bedrooms, a bright and spacious living area with access to a private balcony, and the added advantage of direct access to the communal garden - perfect for enjoying outdoor space. Further features include an external storage cupboard, ideal for bikes or additional belongings.

This attractive ground floor flat offers a fantastic combination of comfort, convenience and location, making it an excellent choice for first-time buyers, downsizers or investors alike.

### Entrance Hall

Wooden effect flooring with doors to all rooms and storage cupboard.

### Lounge

Wooden effect flooring with rear aspect double glazed windows and double doors to balcony, feature fireplace with mantle and electric heater.

### Kitchen

Wooden effect flooring with side aspect double glazed window, range of wall and base units, sink with mixer tap and drainer, set into worktop 4 ring electric hob with extractor fan and hood over and oven below and space for washing machine and fridge/freezer.

## **Bedroom 1**

Carpeted with rear aspect double glazed window, fitted wardrobes, electric heater and door to en suite.

## **En Suite**

## **Bedroom 2**

Carpeted with rear aspect double glazed window, fitted wardrobes and electric heater.

## **Bathroom**

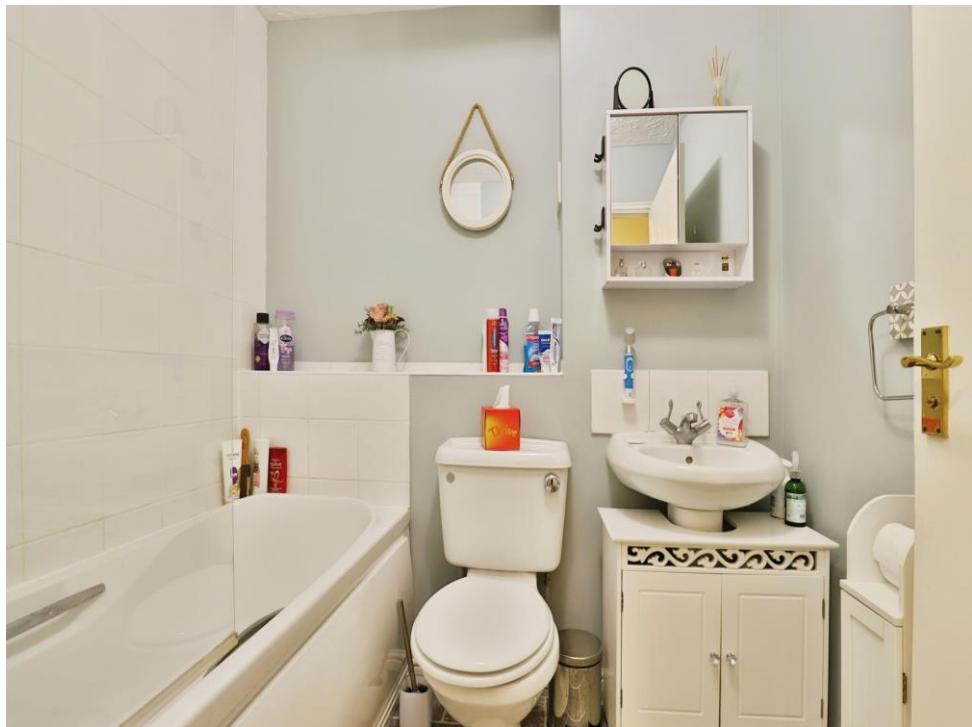
Low level WC, hand wash basin with wall mounted vanity unit over, panel bath with shower over and glass shower screen.

## **Balcony**

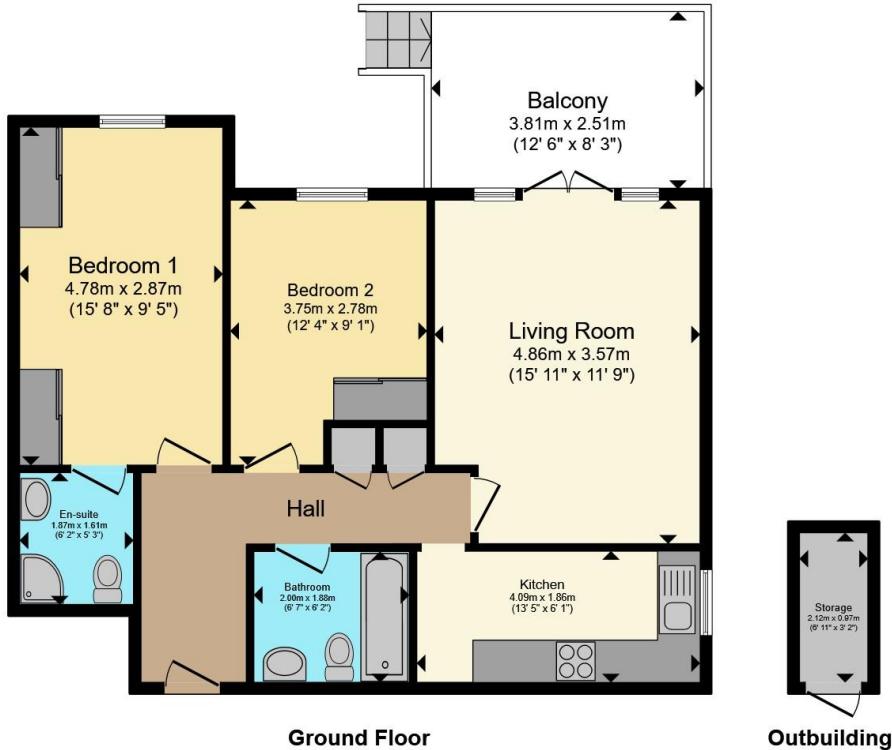
Double doors that open to a private balcony area and steps down to the communal grass area.

## **Outbuilding**









Total floor area 68.6 m<sup>2</sup> (738 sq.ft.) approx

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**Connells**

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37 Victoria Road  
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EPC Rating:  
 Awaited

Council Tax  
 Band: D

Service Charge:  
 2000.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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