



Connells
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FOR SALE

CONIFER
LODGE

FLAT 2
AT
REAR

41

Connells

Conifer Lodge Westby Road
Bournemouth

Conifer Lodge Westby Road Bournemouth BH5 1HA

for sale guide price
£170,000



Property Description

Connells are pleased to present this immaculate two bedroom second floor apartment with a long lease, located within ½ a mile of the award winning beaches. Boscombe high street is also within 500 meters, where there are popular shops, bars, cafes and restaurants. Offered with no forward chain.

Boscombe has a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. 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.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Approach

Property is accessed via a driveway to the side with allocated parking to the rear, communal door with secure entry system into;

Communal Entrance Hall

Stairs rise to the second floor landing and gives access to the;

Entrance Hall

Laminate wood flooring. doors giving access to;

Sitting Room

Rear aspect UPVC double glazed window, Laminate wood flooring, pendant lighting, radiator.

Kitchen

Side aspect window, matching wall and base units, gas hob and extractor fan, stainless steel sink and drainer, laminate flooring, space for washing machine, dishwasher, fridge freezer.

Bedroom One

Double glazed windows to the rear and side aspects. Radiator.

Bedroom Two

Double glazed windows to the front and side aspects. Radiator.

Bathroom

Suite comprising a panel enclosed bath with shower attachment over. Low level WC and sink, part tiled walls, radiator and roof window.

Agents Notes;

Lease: 999 years from May 1998

Service Charge: £1400 per annum

Ground Rent: £150 per annum

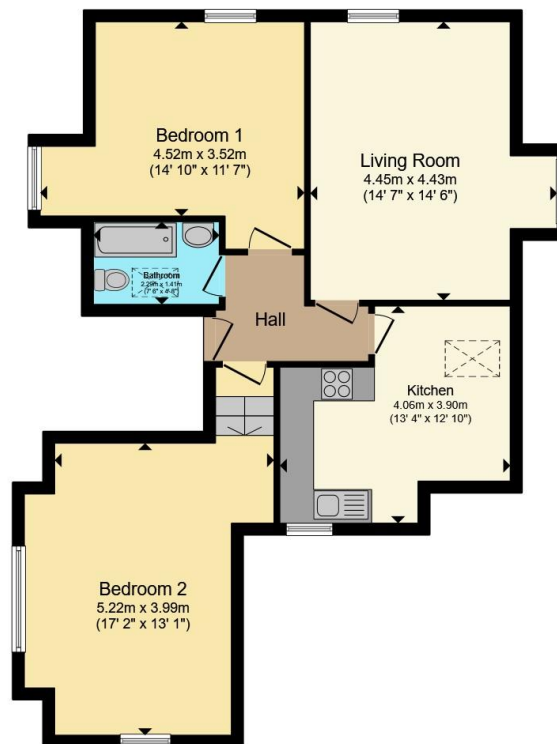
Council Tax - Band B - BCP Council

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.









Total floor area 76.6 m² (824 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



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:
 1400.00

Ground Rent:
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1998. 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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