



Connells

Abbeyfield Carysfort Road
Bournemouth



Property Description

Connells are delighted to introduce this freshly redecorated one double bedroom apartment. Every room has been tastefully refreshed, featuring a modern kitchen fitted with coordinated wall and base units, and a stylish shower suite in the bathroom. The bright, airy living area opens through French doors onto a south facing balcony framed by an elegant cast iron railing - an ideal spot for morning coffee or evening relaxation. Neutral decor throughout creates a tranquil canvas, while the property benefits from allocated parking, visitor parking and a secure entry phone system for peace of mind. Ideally positioned on Carysfort Road, BH1, the home is within easy reach of local shops, transport links, and just a short stroll from Bournemouth's award winning beaches. This well presented apartment offers a wonderful blend of convenience, style, and coastal charm.

Entrance

A secure entry system gives access to the communal hallway that leads up to the first floor

Lounge

Offering carpeted flooring, pendant lighting, electric sockets, radiator and front aspect UPVC double doors leading to balcony with tiled flooring and iron railings.

Shower Room

Tiled walls and flooring, enclosed shower cubicle, sink and WC. .Rear aspect UPVC double glazed window

Bedroom

Offering carpeted flooring, radiator, pendant lighting, electrical sockets and a rear aspect UPVC double glazed window.

Kitchen

Tiled/painted walls and lino flooring, matching wall and base units, built in fridge freezer, gas hob, electric oven. Side aspect UPVC double glazed window.

Agent Notes;

Lease 999 years from 24th January 2003.
Share Of Freehold

Ground Rent: £0

Service Charges: £1400 Inc Building
Insurance

Reserve Fund: Yes

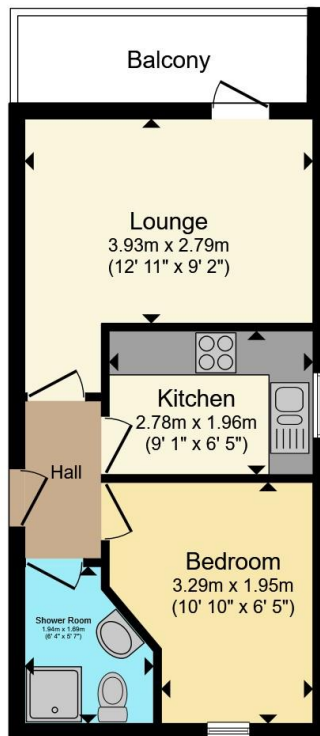
Pets: Yes

Council Tax - Band B - BCP Council









Total floor area 32.4 m² (349 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
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 1400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306643

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jan 2003. 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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