



Connells

Castle Court Castle Lane East
Bournemouth

Castle Court Castle Lane East Bournemouth BH7 6SP

for sale guide price
£175,000



Property Description

This bright and spacious first-floor flat is offered to the market with no onward chain, making it an excellent opportunity for both first-time buyers and buy-to-let investors.

Ideally situated within easy reach of local amenities, Bournemouth Hospital, and major transport links, the property provides convenient access both into Bournemouth town centre and out towards surrounding areas. Christchurch town centre is also just a short drive away, adding to the appeal of this well-located home.

The accommodation offers a large, well-proportioned kitchen,

a good-sized, light-filled lounge, two generous double bedrooms, and a modern bathroom.

Externally, the property benefits from a single garage in a block, with additional parking available on a first come, first served basis to both the front and rear of the building.

With its spacious layout, excellent location, and strong investment potential, this property truly must be seen to be fully appreciated.

Early viewing highly recommended

Entrance Hall

Pendant lighting, carpeted flooring, doors leading to all rooms.

Lounge/Diner

Rear aspect UPVC double glazed window, pendant lighting, electrical sockets, night

storage heating, carpeted flooring.

Kitchen

Side aspect UPVC double glazed window, pendant lighting, electrical sockets, matching wall and base units, integrated oven and hob, space for washing machine and fridge freezer

Bedroom 1

Front aspect UPVC double glazed window, pendant lighting, electrical sockets, carpeted flooring, storage heating.

Bedroom 2

Side aspect UPVC double glazed window, electrical sockets, pendant lighting, carpeted flooring.

Shower Room

Side aspect UPVC double glazed window, half tiled walls, modern suite including a walk in shower, vanity sink and WC.

Agent Notes:

Tenure: Leasehold 150 years from OCT 2021

Service Charge: £1883.98 pa

Ground rent £0

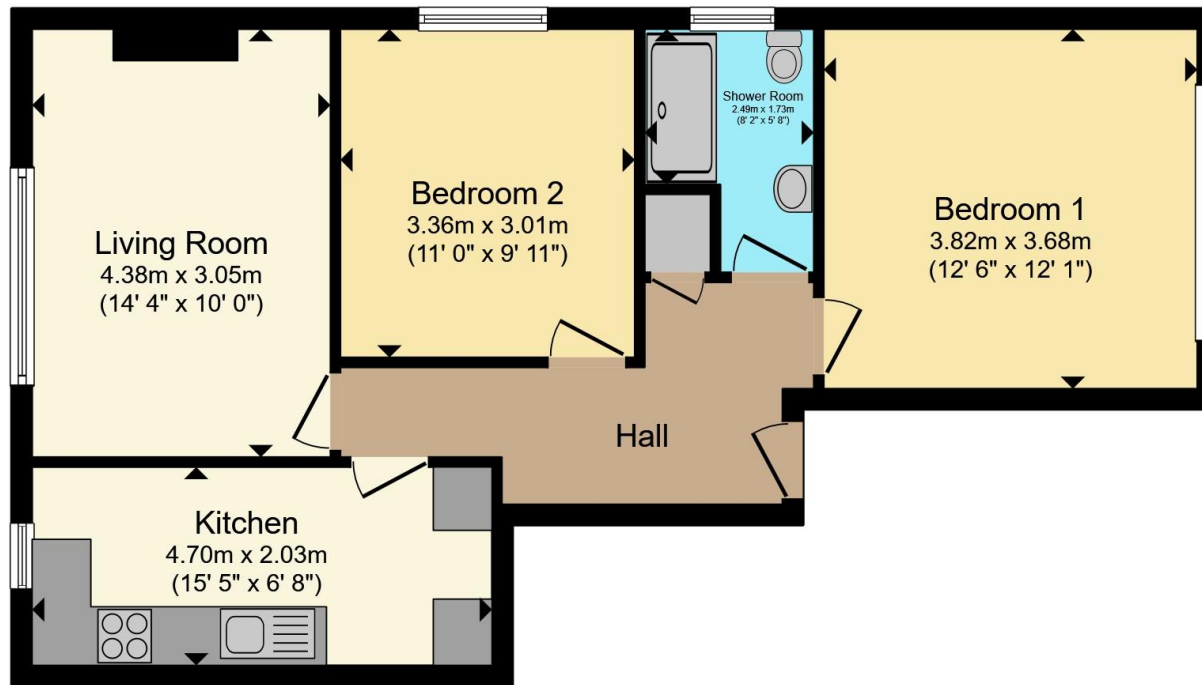
Council Tax Band BPC B

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.









First Floor

Total floor area 60.6 m² (653 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

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1883.98

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306740

This is a Leasehold property with details as follows; Term of Lease 150 years from 22 Oct 2021. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306740 - 0008