

for sale

£90,000



Hawkwood Road Bournemouth BH5 1DS

A well-presented ground floor apartment with private entrance and allocated parking, featuring a spacious open-plan living area, fitted kitchen, double bedroom with fitted wardrobes and en-suite bathroom. An ideal first-time buy, investment or low-maintenance home.



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Entrance

Access to the property is via a private front door at the front of the building leading into a small porch area.

Living Room/Kitchen

Front aspect UPVC double glazed window, pendant lighting, carpeted flooring, boiler, radiator, electrical sockets, access to kitchen with matching wall and base units, tiled splashback, stainless steel sink and drainer, electric oven and space for washing machine.

Bedroom

Front aspect UPVC double glazed window, pendant lighting, radiator, built in cupboard and electrical sockets. Door leading too;



Bathroom

Suite comprising of bath with shower over, sink and WC. Side aspect UPVC double glazed window, pendant lighting.

Outside

To the front is a communal area laid to grass which includes a bin store. To the rear is an allocated parking spot.

Agents Notes:

Lease: 125 from 1st July 1987

Service Charge: TBC

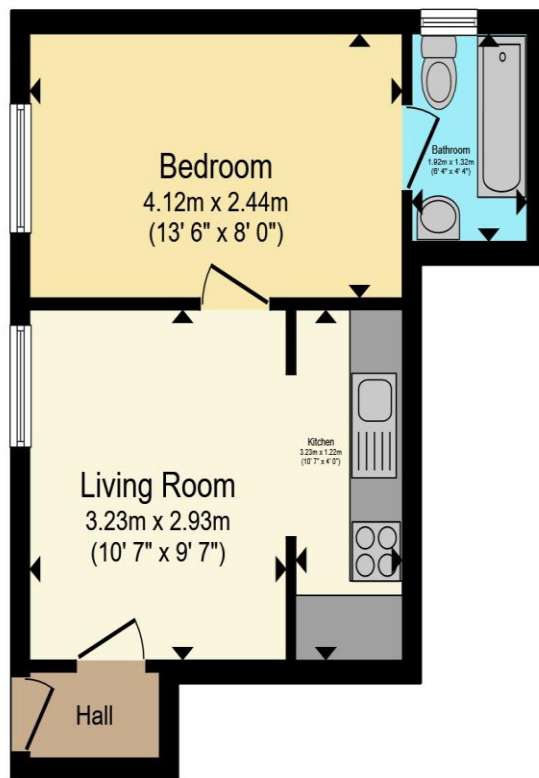
Ground Rent: £ 75 pa

Council Tax: Band A - 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.

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





Total floor area 28.6 m² (308 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
 BOURNEMOUTH BH6 3QU

Property Ref: SBN306842 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 75.00

view this property online
connells.co.uk/Property/SBN306842

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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