



Connells

Luther Road
Bournemouth



Property Description

A superb opportunity to acquire this beautifully presented one double bedroom ground floor flat, ideally situated in a convenient residential location close to local amenities and transport links. Offering a modern interior throughout, a private rear garden, and generously proportioned accommodation, this property would make an ideal first-time purchase, investment, or downsizing opportunity.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious separate lounge, providing an excellent space for relaxing and entertaining. The modern fitted kitchen is thoughtfully arranged with ample worktop and storage space, catering perfectly for day-to-day living.

The property further benefits from a well-proportioned double bedroom and a contemporary three-piece family bathroom comprising a bath with shower over, wash hand basin, and WC.

Externally, one of the standout features is the private rear garden, offering a wonderful outdoor space for entertaining, dining al fresco, or simply enjoying the warmer months. In addition, on-street parking is available to the front of the property.

Conveniently located within easy reach of Bournemouth town centre, local shops, bus routes, and a range of recreational facilities, this attractive ground floor flat combines modern living with practical outdoor space,

making it a property not to be missed.

Lounge

Rear aspect double glazing, chimney breast, radiator.

Kitchen

Vinyl flooring, white wall and base units, side access door, radiator, tiled over counter, electric oven, gas hob, extractor fan, side aspect double glazing.

Hallway

Side aspect double glazing, combination boiler in understairs cupboard.

Bedroom 1

Radiator, front aspect double glazed bay window.

Bathroom

Rear aspect double glazing, WC, Wash hand basin, wall mounted mirrored vanity unit, walk in shower, radiator, tiled floor to ceiling.

Rear Garden

summer house, shingle planting area, patio and artificial grass area.

Parking

On Street Parking only.

Agents Notes

Tenure:

Leasehold

Term: 125 years from the 1st of October 2014

Ground Rent: £200 per annum

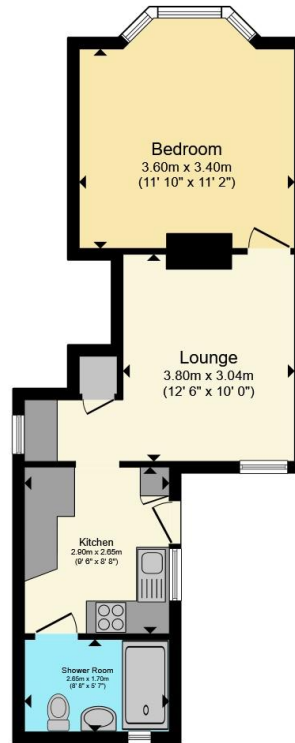
Service Charge: £1190 per annum.

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 43.5 m² (469 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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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1190.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307976

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2014. 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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