



**Connells**

Florence Road  
Bournemouth



## Property Description

Connells Southbourne are pleased to offer this well-presented first floor apartment featuring two double bedrooms, a bright sitting/dining room, and a separate kitchen. It has been completely modernised throughout and further benefits include allocated parking, a share of freehold, and an excellent location within 500 metres of Boscombe Beach.

Boscombe is a popular suburb of Bournemouth and there are 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.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway is within a mile and is served by South Western Railway, who operate services from London Waterloo to Weymouth. Doctors and Pharmacies in walking distance.

## Approach

There is an area of hardstanding to the front where you will find the allocated parking. The communal entrance door opens into the communal hall, where stairs leads to the first floor landing.

## Entrance Hall

Laminate flooring throughout. Wall mounted secure entry phone. Built in storage cupboard. Doors to all rooms.

## Sitting Room

## Kitchen

Double glazed window to the side aspect. Fitted with a range of high gloss wall and base units with laminate worktops over. 1 1/2 bowl sink and drainer unit. Inset electric hob with electric oven underneath and pull out cooker hood over. Space and plumbing for washing machine. Cupboard housing the gas central heating boiler.

## Bedroom One

Double glazed window to the side aspect. Radiator.

## Bedroom Two

Double glazed window to the side aspect. Radiator.

## Bathroom

Obscure glazed window to the side aspect. Modern three piece suite comprising large shower enclosure with chrome shower attachment. Wall mounted wash hand basin & vanity unit.. Low level WC. Radiator. Fully tiled. Storage cupboards.

## Agents Notes;

Lease:125 years from January 2012 (Share of Freehold)

Service Charge: £3600 per annum (includes water/sewage and buildings insurance)

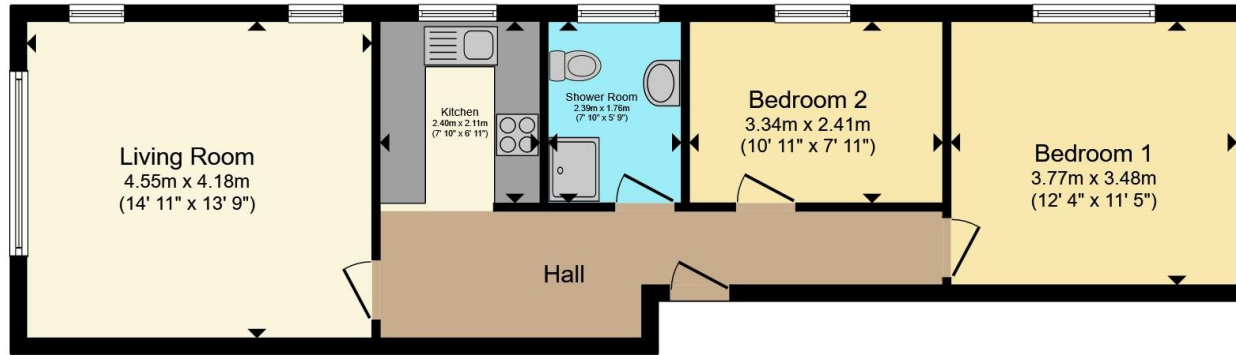
Ground Rent: £0

Council Tax - Band A - BCP Council









### 1st Floor

Total floor area 61.1 m<sup>2</sup> (658 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](http://www.propertybox.io)



To view this property please contact Connells on

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73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 3600.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306670](http://connells.co.uk/Property/SBN306670)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2012. 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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