



Connells

Elmdon Cottage Cambridge Road
Bournemouth

Elmdon Cottage Cambridge Road Bournemouth BH2 6AD

for sale
£240,000



Property Description

A Beautifully presented two bedroom, two bath/shower room ground floor apartment located within a moments walk of Central Bournemouth and The small town of Westbourne. Main bus route is on Poole road, a 3 minute walk and within 20 minute walk to the award winning Bournemouth beaches. The property has been very well maintained and updated by the current owners and benefits from a private entrance on the right hand side of the property, which also gives gated access to the private rear garden. The property also has one allocated parking space directly in front of the property

On entering the property a wide entrance hall lit up by skylights allows access to all rooms. A separate kitchen offers a range of white floor and wall mounted units finished with a matching work surface, integrated oven and hob along with free standing additional appliances.

The property features two bedrooms with the spacious master bedroom benefiting from built in wardrobes and an en suite shower room. This bedroom is complete with a modern en suite bathroom comprising a WC, wash hand basin and fully tiled mains powered shower.

Externally the property benefits from a private Rear garden accessed from either the French doors from the living room or a Right hand side gate. The garden is laid with artificial Grass, a patio area and garden pergola with a brick built rear boundary wall.

Agents Notes

Lease Length: 163 Years

Service Charge: £1492 per annum

Ground Rent: £250 per annum



Lounge / Dining Room

18' 5" x 15' 2" (5.61m x 4.62m)

Rear Aspect double glazing, french doors to private rear garden, fully carpeted, radiator below window, feature coving.

Kitchen

9' 2" x 5' 10" (2.79m x 1.78m)

White wall and base units, side aspect double glazing, radiator on wall, tiled over counter splashback, gas hob and built in oven, tiled flooring

Bedroom One

14' 6" x 11' 6" (4.42m x 3.51m)

built in wardrobes, two front aspect double glazed windows, radiator below windows.

Bedroom Two

7' 11" x 5' 10" (2.41m x 1.78m)

side aspect double glazed window, radiator on wall, fully carpeted

En Suite

6' 8" x 5' 1" (2.03m x 1.55m)

Tiled around the shower and the flooring. hand wash basin and WC, radiator on wall, skylight for natural light into the en suite.

(en suite to bed 1)

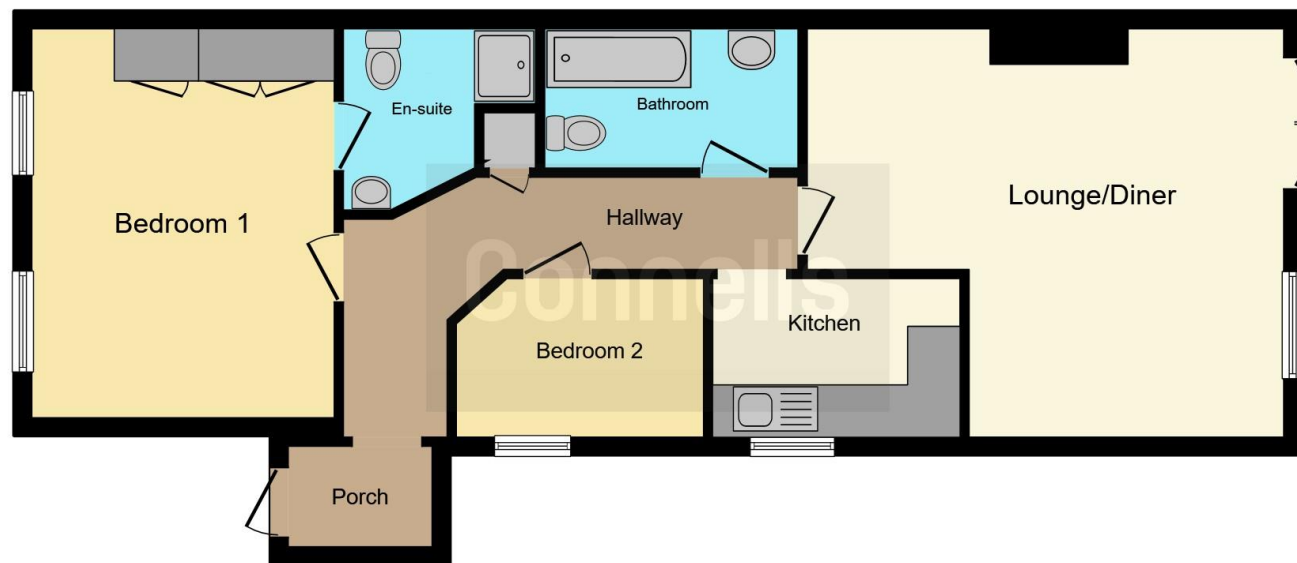
Rear Garden

Completely private garden, part patio and artificial grass, terrace sitting area right hand side access brick built rear boundary wall.









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.focalagent.com

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37 Victoria Road
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EPC Rating: E

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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