



Connells

Wessex Gate
Bournemouth



Property Description

A well-presented two bedroom ground floor flat situated within a popular and conveniently located development, making it an ideal purchase for first-time buyers, downsizers or investors.

The property offers well-proportioned accommodation throughout, including a bright and welcoming living space, a fitted kitchen and two bedrooms, providing flexibility for guests, a home office or additional living space.

Further benefits include allocated parking, ensuring convenience for residents, and access to well-maintained communal areas.

Financially, the property is attractively positioned with the combined service charge and ground rent totalling approximately £130 per calendar month, offering good value for a managed development.

Ideally located close to Bournemouth town centre, the property enjoys easy access to a range of local amenities, transport links and green spaces.

Entrance Hall

Radiator, laminate flooring, two storage

cupboards, one of which contains the electrical mains fuseboard.

Lounge

Two front aspect double glazed windows, two radiators, laminate flooring.

Kitchen

Front aspect double glazed window, tiled flooring, induction hob, electric oven, tiled over counter, wall mounted combination boiler in the cupboard.

Bedroom 1

Storage cupboard, rear aspect double glazing, laminate flooring, radiator below rear window.

En Suite

WC, wash hand basin, tiled flooring, corner shower with trapeze door.

Bedroom 2

Rear aspect double glazing, radiator below, laminate flooring.

Bathroom

WC, wash hand basin, radiator, bath with shower over, tiled walls.

Parking

Allocated off road parking.

Agents Notes

Tenure Information:

Leasehold - 150 years from the 1st of May 2001 (124 years remaining)

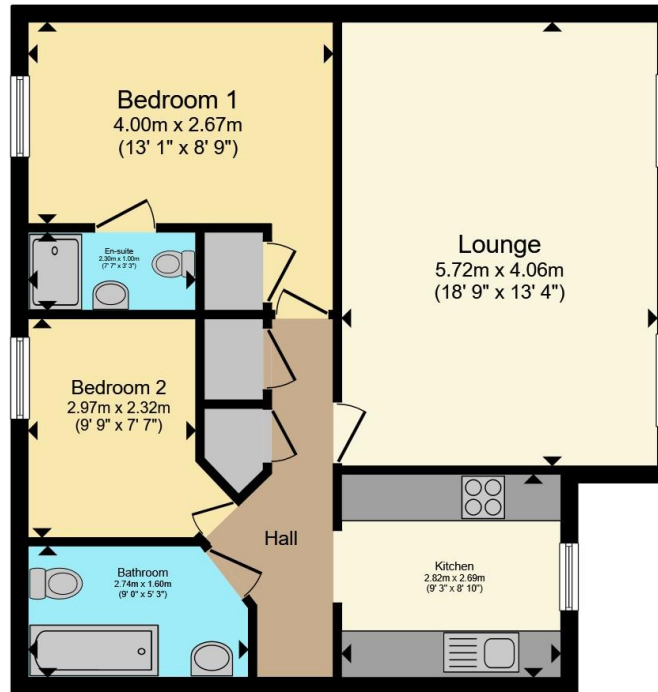
Ground Rent: £173 per annum

Service Charge: £1380 per annum









Second Floor

Total floor area 64.8 m² (697 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 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1380.00

Ground Rent:
 173.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307863

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.

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: WIN307863 - 0002