



Connells

Honeycombe Beach Honeycombe Chine
Boscombe Bournemouth

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for sale guide price
£100,000



Property Description

Connells Southbourne are delighted to present this well appointed 5th floor apartment within the prestigious Honeycombe Beach development, one of Boscombe's most sought after coastal addresses. Ideally positioned just moments from the golden sands and seafront, this modern apartment offers an enviable lifestyle combining contemporary living with the very best of the Dorset coastline.

The accommodation briefly comprises a generous double bedroom, an open plan kitchen/sitting/dining room, a Juliet balcony, and a stylish modern bathroom. The property is offered with vacant possession and no forward chain, making it an ideal purchase for those seeking a coastal retreat.

Residents of this exclusive gated development benefit from a 24-hour concierge service, a fully equipped residents' gym, and beautifully maintained communal grounds, creating a secure and convenient living environment. Whether it's enjoying morning walks along the beach, dining at nearby waterfront cafés, or taking advantage of excellent transport links, Honeycombe Beach offers an exceptional lifestyle by the sea.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Development Entrance

The apartment is accessed via a secure entry system with a lift to all floors.

Entrance Hall

Doors to all rooms. Electric heater. Wall mounted video phone entry system. Storage cupboard housing the water tank. Further cupboards for storage.

Open Plan Kitchen/Diner

Rear and side aspect windows, side aspect sliding glass door with juliet balcony, carpeted flooring, electric heating, pendant lighting

The kitchen area comprises matching wall and base units, intergrated hob with extractor, integrated oven, fridge freezer, dishwasher and washing machine.Tiled floor.

Bedroom

Rear aspect UPVC double glazed window, carpeted flooring, pendant lighting, electrical sockets, electric heater.

Bathroom

Suite comprising a panel enclosed bath with shower over, pedestal wash hand basin & WC, heated towel rail, part tiled walls.

Outside

Lift leads to allocated underground parking space and bin storage.

Agent Notes:

Lease:150 years from 5th July 2006

Service Charge: £4184 per annum

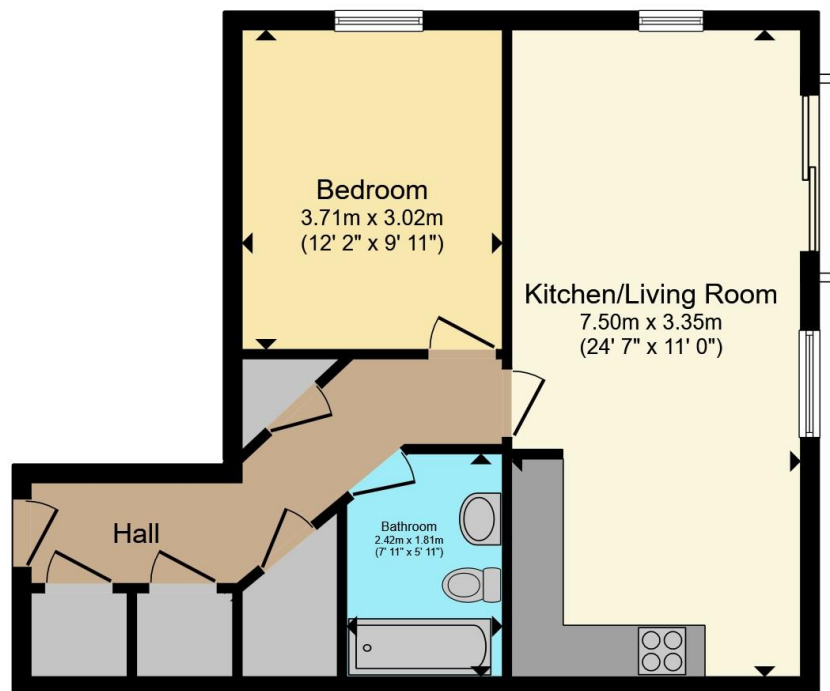
Ground Rent: £449 per annum

Council Tax: Band D - BCP Council









5th Floor

Total floor area 54.0 m² (581 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

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 4184.00

Ground Rent:
 449.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306662

This is a Leasehold property with details as follows; Term of Lease 150 years from 05 Jul 2006. 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.

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.



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Property Ref: SBN306662 - 0004