





Property Description

This attractive two-bedroom maisonette is arranged over two floors and offers well-proportioned accommodation, making it an ideal purchase for first-time buyers, investors, or those looking to step onto the property ladder.

The first floor comprises a bright and spacious living room, providing ample space for both relaxation and dining, alongside a fitted kitchen with a range of wall and base units. On the second floor, the property offers two bedrooms and a family bathroom, creating a practical and comfortable layout separate from the main living accommodation.

Further benefits include allocated off-road parking, double glazing, and a long lease with approximately 117 years remaining, providing peace of mind for future ownership.

Situated in a convenient location with easy access to local amenities, transport links, and Bournemouth town centre, this property presents an excellent opportunity to acquire a spacious and well-positioned home.

Lounge

Two front aspect double glazed windows, electric radiator.

Kitchen

Front aspect double glazing, induction hob, electric oven, grey wall and base units, tiled over counter, free standing appliances, laminate flooring.

Landing

Airing cupboard, fire exit door

Bedroom 1

frontaspect double glazed window, electric radiator below, mirrored wardrobe.

Bedroom 2

Front aspect double glazing, electric radiator below.

Bathroom

WC, Wash hand basin, tiled flooring, bath with shower over, tiled around bath, heated towel rail.

Parking

Off road allocated parking to the rear

Agents Notes

Tenure:

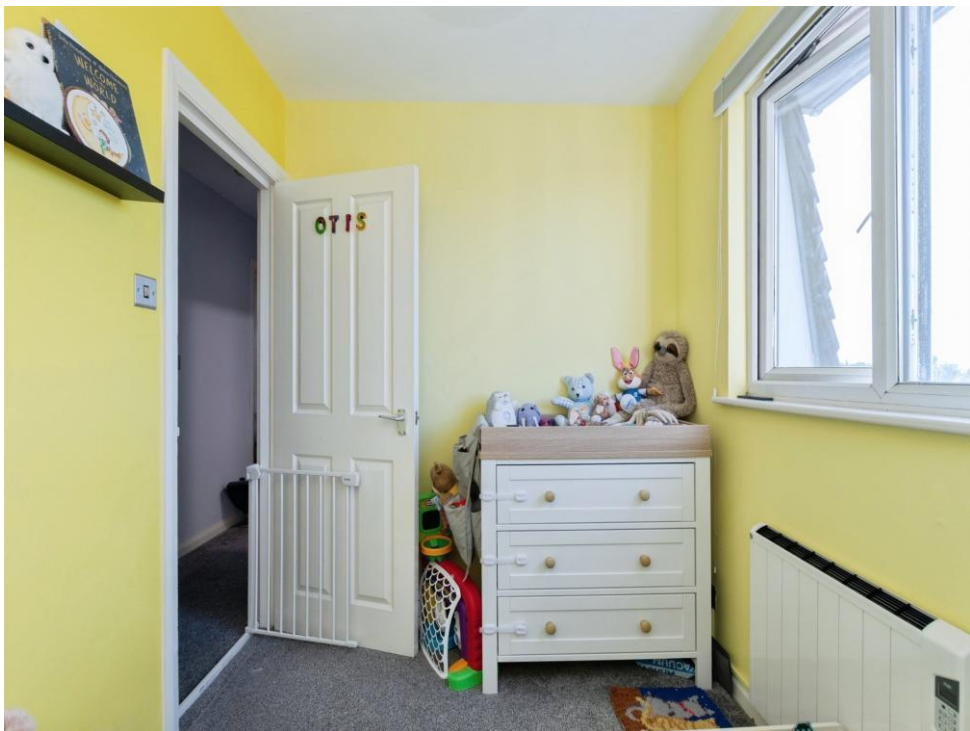
Leasehold 125 years from the 1st of January

2019 (117 years remaining)

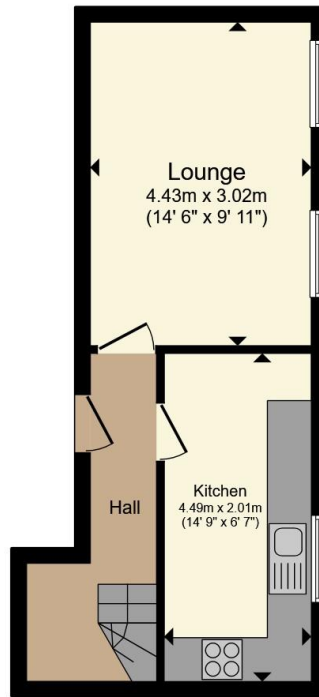
Ground Rent: £200

Service Charge: £800

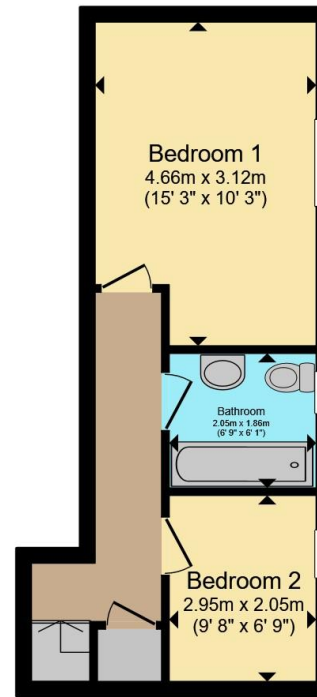








Ground Floor



First Floor

Total floor area 57.3 m² (617 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



To view this property please contact Connells on

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37 Victoria Road
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EPC Rating: F Council Tax
 Band: B

Service Charge: 800.00 Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307879

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. 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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