



**Connells**

Belle Vue Gardens Belle Vue Road  
Bournemouth



## Property Description

Connells Southbourne are thrilled to present this bright, two double bedroom top floor apartment. Nestled in a highly sought after residential area, the home enjoys effortless connectivity to local shops, cafés and transport links, while just minutes from the award winning Blue Flag beaches. Inside, an open plan living and dining area creates a spacious, light filled setting that leads onto a private balcony. It offers two generously sized bedrooms, a contemporary kitchen, and a family bathroom.

The property is situated in an extremely popular area of Southbourne which is located to the East of Bournemouth. The property is within 1 mile from Southbourne Grove which is a high street with a variety of local independent shops as well as well known high street names. Also benefiting from some fantastic bars and restaurants. The area is serviced by public transport offering access to nearby towns like Tuckton, Hengistbury Head and Christchurch. Locally, there are superb award winning beaches with vibrant promenades offering a range of outdoor activities.

Offered with no forward chain, this property is ready for you to add your own personal touch!

## Communal Entrance

The apartment is accessed via a secure entry system. The communal front door leads into the hallway, with a few steps taking you to the upper ground floor where the apartment is

located.

## Entrance Hall

Storage cupboard. Doors to all rooms. Electric Heater.

## Sitting Room

Double glazed sliding patio doors to balcony. TV and telephone points. Electric Radiator.

## Kitchen

Double glazed window to front aspect. Fitted with a range of matching wall and base units with laminate worktops over. Four ring electric hob with electric oven under. 1½ bowl stainless steel sink and drainer unit. Space for freestanding fridge freezer. Space and plumbing for washing machine.

## Bedroom One

Double glazed window to front aspect. Built-in wardrobes. Radiator.

## Bedroom Two

Double glazed window to front aspect. Radiator.

## Bathroom

Three piece suite comprising p shaped bath with glass shower screen and chrome shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled. Storage cupboard.

## Outside

Belle Vue Gardens has well tended communal gardens/grounds, with this particular apartment benefiting from a garage. There is also additional off road parking spaces available for visitors on a first come, first served basis.

## Agents Notes;

Lease: 999 Years from March 2004

Service Charge: £1400 per annum including buildings insurance

Ground Rent: £0

Council Tax: Band B - BCP Council









Total floor area 69.8 m<sup>2</sup> (751 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: B

Service Charge:  
 1400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN304811](http://connells.co.uk/Property/SBN304811)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2004. 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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