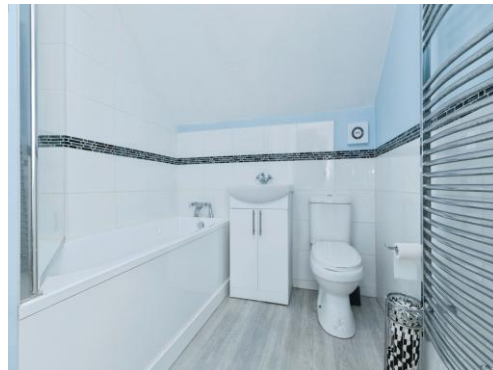




Connells

Holdenhurst Road
Bournemouth



Property Description

Situated along the ever-popular Holdenhurst Road, this spacious one-bedroom second-floor flat offers well-proportioned accommodation in a highly convenient location. The property boasts a large double bedroom and a generous lounge, creating comfortable living space ideal for both first-time buyers and investors alike.

Further benefits include allocated off-road parking to the rear of the building. The flat is perfectly positioned on established bus routes, providing direct access into Bournemouth town centre, while a wide range of local shops, cafés, and amenities are located along the same road, all within easy reach.

An excellent opportunity to purchase a well-sized flat in a well-connected and sought-after area.

Entrance Hall

Spacious entrance hall, carpeted with electric heater and loft hatch to partially boarded loft with ladder and light.

Lounge

Carpeted with two front aspect double glazed window, TV point, electric radiator and feature fireplace with chimney breast.

Kitchen

Side aspect double glazed Velux window, a range of wall and base units, stainless steel sink with mixer tap and drainer, space for cooker with extractor over and space for fridge freezer, slimline dishwasher and electric heater.

Bedroom 1

Side aspect double glazed Velux window and electric radiator.

Bathroom

Low level wc, hand wash basin with mixer tap and vanity unit below, panel bath with electric shower and glass shower screen, extractor fan and heated towel rail and a washing machine inside cupboard.

Outside

Allocated parking space.

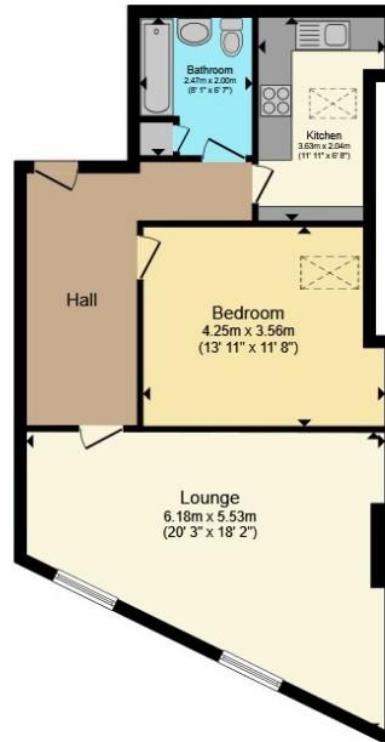
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 63.9 m² (687 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

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax
 Band: A

Service Charge:
 2257.50

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307680

This is a Leasehold property with details as follows; Term of Lease 189 years from 28 Sep 1994. 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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Property Ref: WIN307680 - 0007