Connells

Shelbourne Hall Lansdowne Road Bournemouth

Shelbourne Hall Lansdowne Road
Bournemouth BH1 1BH

for sale
£210,000

Property Description

Located within easy reach of Bournemouth's vibrant town centre and award-winning sandy beaches, Shelbourne Hall is a superb two-bedroom ground-floor apartment offering modern living with the rare benefit of a private garden.

The well-designed accommodation features two generous double bedrooms, providing flexible space for homeowners, guests or home working. The heart of the home is the open-plan kitchen and living area, creating a bright and sociable environment ideal for both everyday living and entertaining. The kitchen is contemporary in design and integrates seamlessly with the living space.

This apartment is one of the only flats in the building to benefit from its own private garden, an exceptional feature that enhances the overall appeal and provides valuable outdoor space rarely found in similar properties. Additional advantages include off-road parking and the reassurance of the property still being covered by its new-build warranty.

The property also benefits from very reasonable service charges and ground rent, making it an attractive option for both owner-occupiers and investors alike.

Ideally positioned close to Bournemouth town centre, transport links and Bournemouth Beach, this well-presented apartment combines convenience, modern living and unique features, offering an excellent opportunity in a highly sought-after location.

Entrance Hall

Laminate flooring, radiator, telecom entry system.

Kitchen Living

15' 5" x 14' 1" (4.70m x 4.29m)

Side aspect double glazing, white and Navy wall and base units, gas hob, electric oven, built in fridge freezer, laminate flooring, feature paneling, Dishwasher, washer dryer all built in, wall mounted combination boiler in the cupboard.

Bedroom 1

15' 8" x 8' 11" (4.78m x 2.72m)

Side aspect double glazing, radiator below, feature paneling on the rear wall

Bedroom 2

11' 6" x 7' 11" (3.51m x 2.41m)

Side aspect double glazing, radiator below, carpeted

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Garden

Only flat in the building with South westerly facing garden, patio space, front access gate from the car park, and a free standing shed to be included in the sale

Parking

Unallocated, one space per flat. The vendor usually parks in front of the gate to their property. additional on street parking on Milton Road

Agents Notes

Tenure: Leasehold

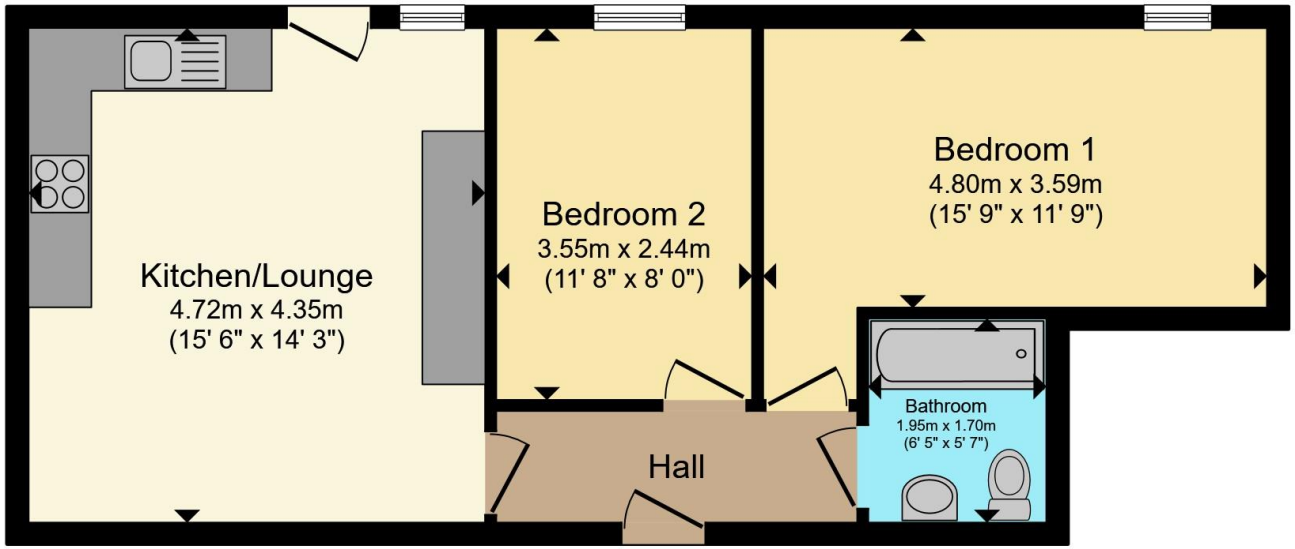
Term 125 years from the 1st of January 2020 (119 years remaining)

Ground Rent: £215 per annum

Service Charge: £1600 per Annum

Agents Notes

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 51.4 m² (553 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: D

Council Tax Band: A

Service Charge: 1600.00

Ground Rent: 215.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307853

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.