



Connells

Southern Road  
Bournemouth



## Property Description

Connells of Southbourne present this two bedroom first floor apartment in an enviable location set between the award-winning Blue Flag Beaches, cliff top and Southbourne's delightful high street which offers many interesting shops and Boutiques along with an abundance of eateries, catering for all tastes. This stylish apartment offers light and airy living accommodation which comprises of a modern open plan living area, two bedrooms served by a modern bathroom and an additional benefit is allocated off road parking, making it ideal for those wishing to live within such close proximity to the sea. This apartment is perfect for first time buyers, downsizers or those seeking a quiet but convenient coastal retreat.

## Approach

The front is laid to tarmac, providing an allocated parking space. Pathway leads to the side entrance door. Opening into the communal entrance hall. Stairs rise to the first floor landing where the apartment door opens into the;

## Entrance Hall

Doors leading to all accommodation. Radiator. Carpeted throughout (replaced within the last 6 months)

## Sitting Room

Front aspect double glazed bay and secondary glazed stained glass window to side aspect. TV point. Two radiators.

## Kitchen

Fitted kitchen comprising a range of base and wall mounted storage units, stainless steel sink and draining board, space and plumbing for washing machine, built in large fridge freezer, cupboard housing Gloworm combi gas boiler (6 years old). Built in storage cupboard. Side aspect double glazed window. Part tiled walls. Vinyl flooring.

## Bedroom One

Front aspect double glazed bay window. Feature fireplace. Radiator.

## Bedroom Two

Front aspect double glazed window. Radiator.

## Shower Room

Large enclosed shower cubicle, hand wash basin with storage unit underneath, WC. Part tiled walls. Vinyl flooring. Radiator.

## Agents Notes;

Lease: Share of Freehold - 999 years from 29th September 2004

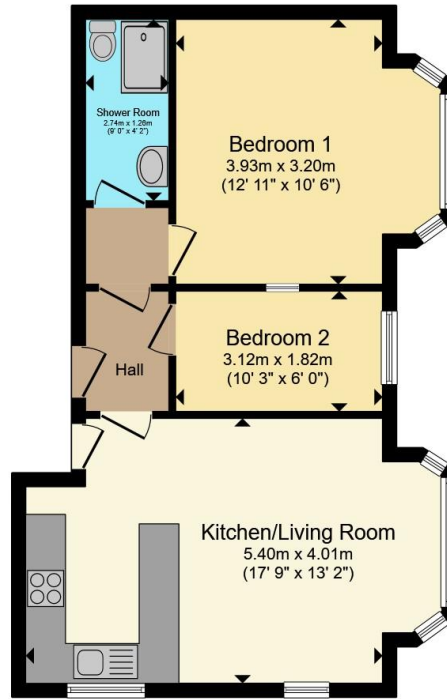
Service Charge: £700 a year

Ground Rent: £0









**1st Floor**

Total floor area 51.8 m<sup>2</sup> (558 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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EPC Rating: C Council Tax Band: C

Service Charge: 700.00 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306773](http://connells.co.uk/Property/SBN306773)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 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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