



Connells

Crabton Close Road
Bournemouth



Property Description

Connells are pleased to present this spacious 4 bed apartment with quirky character features, situated 0.4 miles away from Boscombe Overcliff with award winning beaches below. Boscombe High Street is just over 300 meters away where there are popular shops, cafes and restaurants.

The property boasts spacious living accommodation with four great sized bedrooms, a separate utility room from the kitchen, large lounge and also its own private garden, and allocated parking. Viewing is strongly advised.

The property itself requires modernisation but has been well maintained.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants.

Also nearby is Bournemouth's renowned blue flag award winning sandy beaches, with direct access through Boscombe Chine Gardens. Here you will also find seafront restaurants as well as a surf school.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Approach

There is an area of hardstanding to the front that provides off road parking for one vehicle. The private entrance door leads to the second floor and opens into the;

Entrance Hall

Radiator. Doors to all rooms.

Sitting Room

Great size lounge, dual aspect windows letting in plenty of light, radiator and gas fireplace.

Kitchen

.Matching wall and base units, door leading to fire escape and private garden.

Utility

Separate utility room that could double up as an office. Roof window and radiator. Washing machine plumbed in.

Bedroom 1

Great size principle bedroom with scope for an ensuite (already has sink), large front aspect window, picture rails and radiator.

Bedroom 2

Good sized double, front aspect window, electric fireplace.

Bedroom 3

Spacious double with radiator and rear aspect window. Picture rails.

Bedroom 4

Good sized double, radiator and side aspect window.

Bathroom

Three piece suite including bath, sink and WC. Part tiled walls, radiator and rear aspect window.

Outside

To the front of the property is an allocated parking space. To the rear you will find a good sized private garden laid to grass.

Agents Notes;

Lease: 99 years from 24 October 1979

Service Charge: As & When Basis

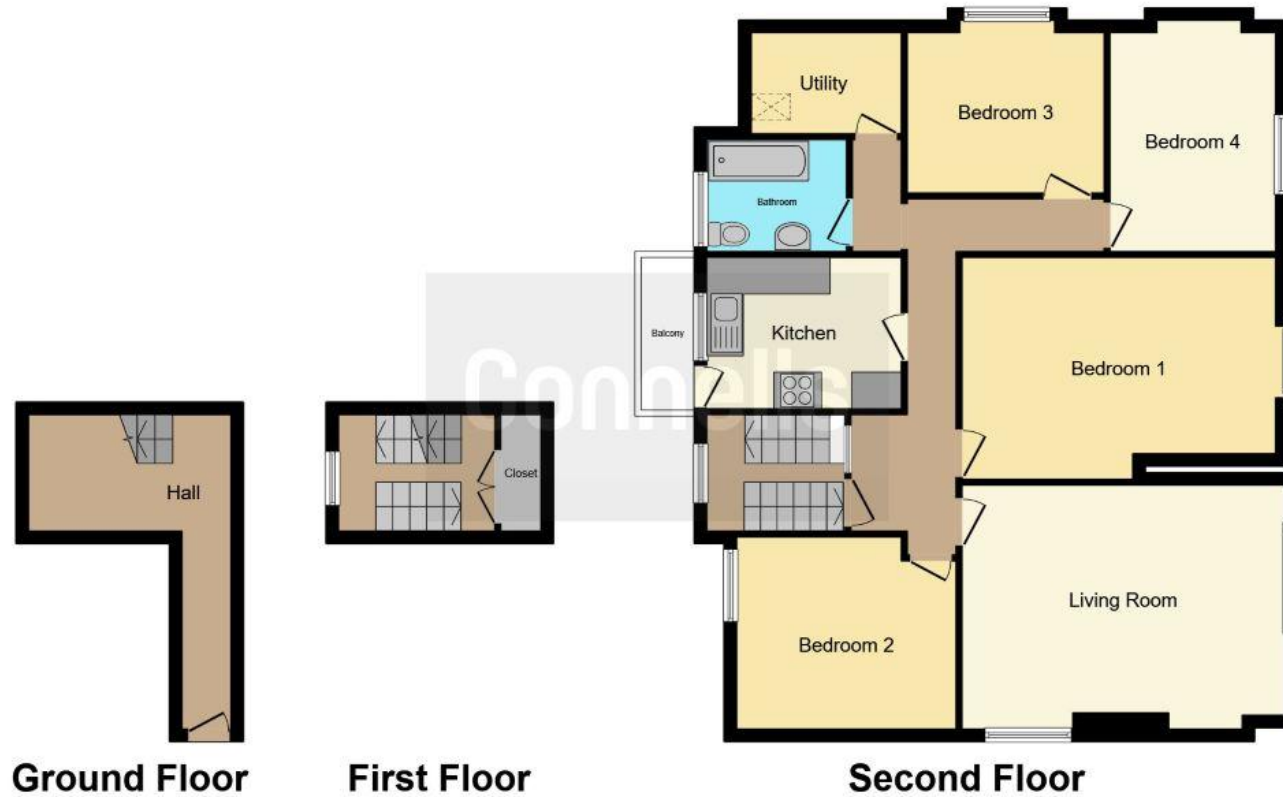
Ground Rent: Peppercorn

Council Tax - Band E - BCP Council









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306694

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Oct 1979. 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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