



Connells

Christchurch Road  
BOURNEMOUTH



## Property Description

Connells Southbourne present an ideal opportunity to purchase this two double bedroom maisonette within 600 meters of Southbourne Grove and is within 1 mile of Fishermans Walk Beach. Briefly the accommodation comprises; Kitchen / breakfast room, separate sitting room, two en-suites and further cloakroom. The property is accessed via a metal staircase at the rear of the building and here you will find the allocated parking space.

Pokesdown is a popular suburb of Bournemouth and located between Southbourne and Boscombe where there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway Station is served by South Western Railway, who operate services from London Waterloo to Weymouth.

## Approach

An external staircase leads to the first floor where you will find a balcony and a door leading into the;

## Kitchen / Breakfast Room

Double glazed window and door to the rear aspect. There are a range of matching wall and base units with laminate work tops over and inset stainless steel sink and drainer unit. There is a four ring gas hob with pull out cooker hood over and integrated electric oven underneath. Tiled splashbacks. Integrated fridge/freezer, washing machine and dishwasher. Storage cupboards. Space for breakfast table.

## Inner Hallway

Radiator. Stair to second floor landing. Door to;

## Sitting Room

Double glazed window to the front aspect. Radiator. Telephone & TV Points.

## Cloakroom

Low level WC. Wall hung wash hand basin. Tiled floor.

## Second Floor Landing

Doors to all rooms.

## Bedroom One

Roof window. Radiator. Access to eaves storage. Door to;

## En-Suite

Shower cubicle. Pedestal wash hand basin. Low level WC. Extractor unit. Fully tiled.

## Bedroom Two

Double glazed window to the front aspect. Radiator. Door to;

## En-Suite

Three piece suite comprising panel enclosed bath. Pedestal wash hand basin. Low level WC. Extractor unit. Fully tiled.

## Outside

There is an area of hardstanding providing parking for one allocated vehicle,

## Agents Notes;

Lease:125 years from 1 January 2016

Service Charge: As & When Basis

Ground Rent: £150 per annum

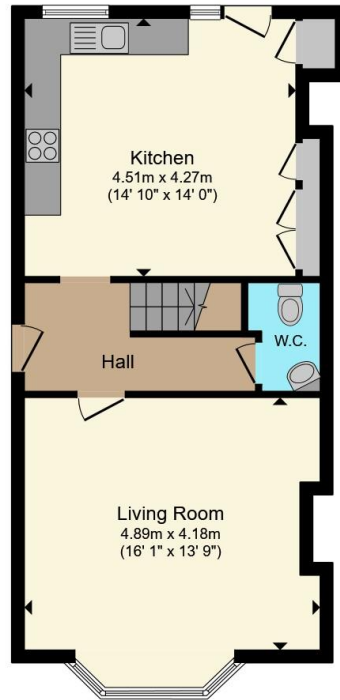
Buildings Insurance: £300 per annum

Council Tax: Band B - BCP Council

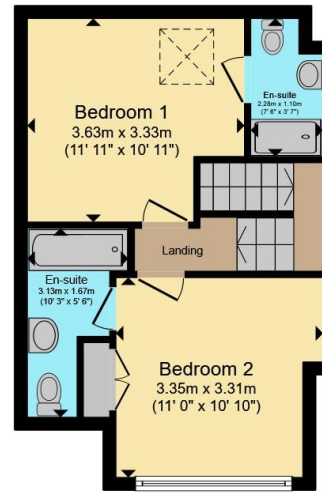








**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 89.1 m<sup>2</sup> (959 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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**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
BOURNEMOUTH BH6 3QU

EPC Rating:  
Awaited

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306574](http://connells.co.uk/Property/SBN306574)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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