



**Connells**

Cranleigh Court Suffolk Road  
Bournemouth



Cranleigh Court Suffolk Road  
Bournemouth BH2 5SU

for sale offers in excess of  
**£200,000**



### Property Description

This stylish two-bedroom second-floor flat in the heart of Bournemouth combines contemporary living with superb convenience. The bright and spacious interior is enhanced by a generous south-facing balcony, filling the property with natural light and providing the perfect space for relaxing or entertaining.

The flat benefits from a modern bathroom and an extended lease, offering both comfort and long-term peace of mind. Ideally located, it places you within easy reach of Bournemouth's vibrant town centre, stunning beaches, and excellent transport links.

Additional advantages include an allocated off-road parking space, with further visitor parking available on site.

### Entrance Hall

Electric Mains and meter, large storage cupboard with boiler.

### Lounge

17' 8" x 14' 7" ( 5.38m x 4.45m )

2 x Electric radiators, sliding door onto sunny south facing balcony

### Kitchen

10' 7" x 6' 5" ( 3.23m x 1.96m )

Cream wall & base units, vinyl flooring, rear aspect double glazed window plus tiled walls over counter

### **Bedroom 1**

11' 2" x 8' 8" ( 3.40m x 2.64m )

Front aspect double glazing and electric radiator.

### **Bedroom 2**

11' 3" x 8' 7" ( 3.43m x 2.62m )

Front aspect double glazing and electric radiator.

### **Bathroom**

Side aspect double glazing window, tiled walls, shower over bath, WC, WHB and modern decor.

### **Rear Garden**

South Facing Balcony

### **Parking**

Not allocated but 3x visitor spaces and garage

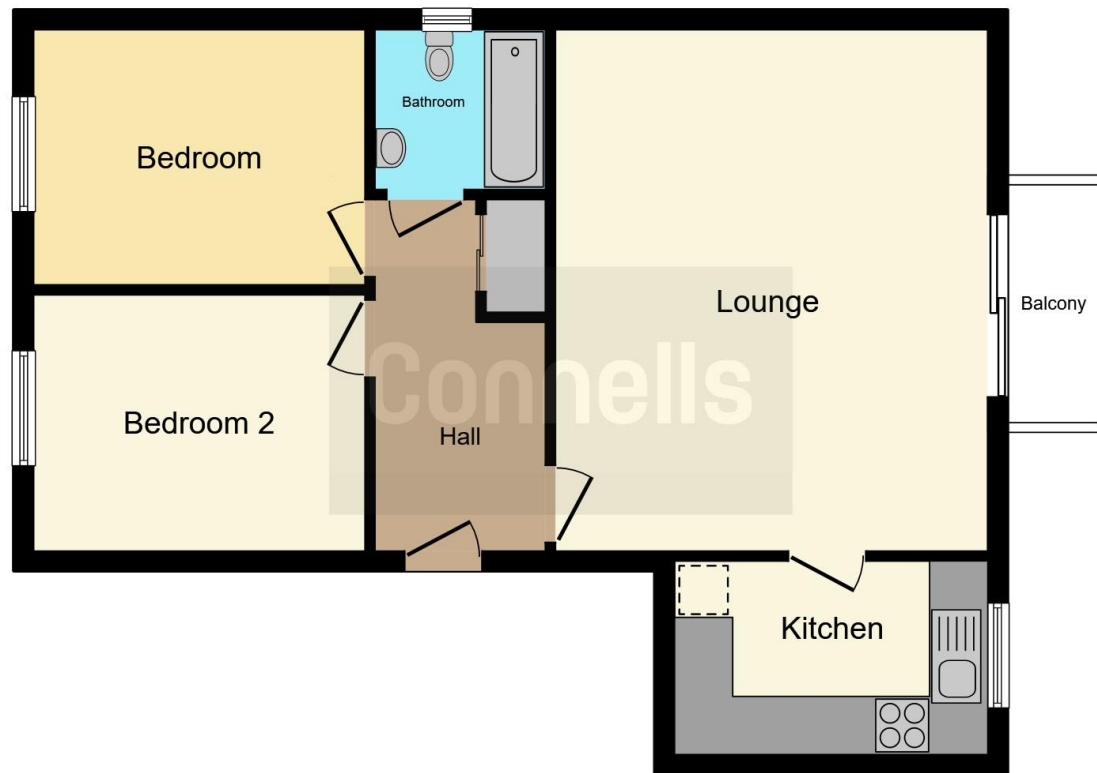












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 2999.40

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN307562](http://connells.co.uk/Property/WIN307562)**

This is a Leasehold property with details as follows; Term of Lease 198 years from 25 Jun 2001. 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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