



Connells

Pine Tree Court Pine Tree Glen
Bournemouth

Pine Tree Court Pine Tree Glen Bournemouth BH4 9EJ

for sale offers in excess of
£270,000



Property Description

Connells Southbourne are pleased to offer this characterful two double bedroom apartment situated ideally within Westbourne, just steps away from the ever popular high street.

The building dates back to the late 19th century and was originally known as Carlisle House. It retains much of its original character, including high ceilings and generously proportioned rooms - unusually spacious and bright for a two-bedroom apartment - creating a sense of elegance and period charm that is increasingly hard to find.

The apartment has been meticulously modernised to offer high quality finishes throughout. Comprising a kitchen / breakfast room, a principle bedroom offering an en-suite shower room, a second bedroom that provides ample space for guests or a home office.

Additional benefits include the Share of the Freehold, no onward chain and an allocated parking space.

This property is ideal as a first time purchase, an investment property, or a stunning modern apartment to use as a secondary holiday home.

Approach

The property is accessed via a flight of stairs at the rear of the property which lead into the

communal hallway. Front door opens into the;

Entrance Hall

The hallway is bright with a large storage cupboard and doors to all rooms. The flooring throughout is solid mahogany.

Sitting Room

20' 8" x 14' 11" (6.30m x 4.55m)

The main feature of this room is the exceptionally realistic premium DRU Maestro 75 gas fire, featuring an exceptionally realistic log-flame display, anti-reflective glass and modern Wi-Fi controls. Set within a bespoke natural marble surround and framed by an elegant period mahogany mantelpiece, it forms a striking focal point to the living space. It seamlessly blends contemporary technology with the warmth, ambience and character of a real fire.

Kitchen

15' 5" x 11' 6" (4.70m x 3.51m)

The kitchen is a generously proportioned space, fitted with elegant white high-gloss wall and base units topped with solid wood block worktops. A substantial kitchen peninsula forms the centrepiece of the room, incorporating a breakfast bar and an inset gas hob with a stainless steel cooker hood positioned above - a sociable focal point, ideal for everyday dining or entertaining.

Integrated appliances include a fridge freezer, dishwasher and washing machine, while marble effect splashbacks, a striking exposed brick feature wall and marble effect tiled flooring add warmth, texture and character to

this impressive and highly functional kitchen.

Bedroom One

13' 9" x 11' 6" (4.19m x 3.51m)

The principal bedroom benefits from a useful walk-in wardrobe area, fitted with hanging rails and providing valuable additional storage.

Door to;

En-Suite

Suite comprising shower cubicle, low level WC and wall hung wash hand basin. Fully tiled walls and floor.

Bedroom Two

11' 6" x 7' 7" (3.51m x 2.31m)

Bathroom

A beautifully appointed bathroom featuring a contemporary four-piece suite. The space includes a generous walk-in shower with both a rainfall shower head and a handheld shower attachment, alongside a striking freestanding bath with floor-mounted mixer tap and handheld shower attachment. A sleek wash hand basin and low-level WC complete the suite, with tiled walls and flooring creating a luxurious, spa-like finish throughout.

Outside

Each flat benefits from its own allocated outdoor area within the communal grounds, however this is not reflected in the title and has been by prior agreement of all owners for

many decades. The building enjoys a strong sense of community, which many buyers will find particularly appealing. In addition, there is an allocated parking space with additional visitors spaces available.

While ideally located within 300 meters of Westbourne and offering excellent transport links, the property also benefits from mature trees and a quiet residential aspect, which help to soften road noise and provide a good degree of privacy. Westbourne itself is renowned for its vibrant café culture, artisan bakeries, independent boutiques, wine bars and restaurants. The apartment is also conveniently positioned within 1 mile of Alum Chine Beach and Bournemouth town centre, which offers an attractive balance of lifestyle, tranquillity and coastal living.

Agents Notes;

Lease: 999 years March 1975

Service charge: £1596.76 per annum

Ground rent; £0 (Share of freehold) There is the option for the buyer to become a director of the freehold company should they wish.

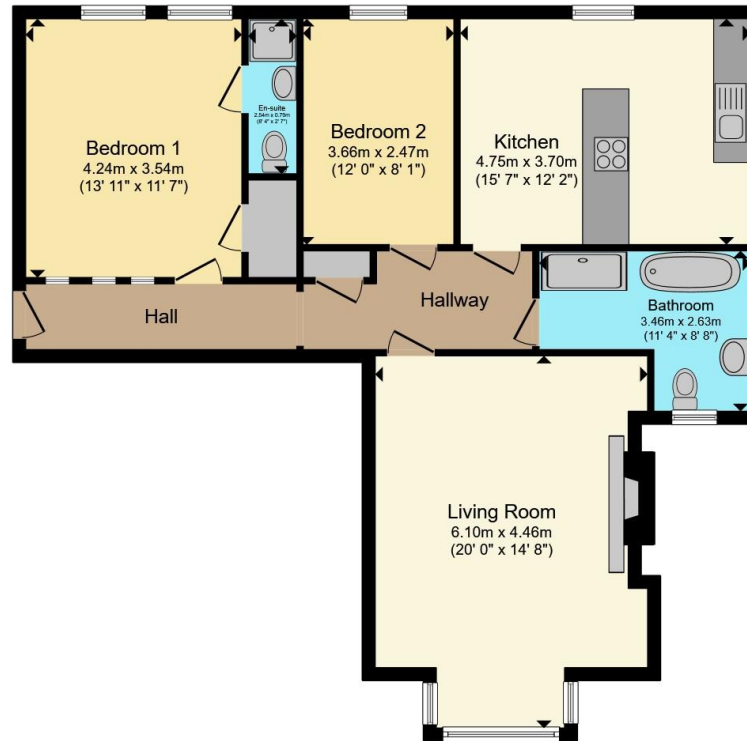
Council Tax; BCP Council Tax Band C

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 90.4 m² (973 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



To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
Band: C

Service Charge:
1596.76

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306502

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306502 - 0011