

Connells

Shelbourne Hall Lansdowne Road
Bournemouth

Shelbourne Hall Lansdowne Road Bournemouth BH1 1BH

for sale
£170,000







Property Description

Situated within the attractive and well-maintained Shelbourne Hall, this modern one-bedroom apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance coastal home. Ideally positioned close to Bournemouth town centre, beautiful sandy beaches, local amenities, and excellent transport links, the property offers convenience and contemporary living in equal measure.

The accommodation comprises a bright and welcoming open-plan living space, providing ample room for both relaxing and entertaining. The modern kitchen is thoughtfully designed with a range of fitted units and workspace, while the well-proportioned double bedroom offers comfortable accommodation. Completing the property is a stylish bathroom finished to a modern standard.

Residents benefit from communal parking, adding practicality for everyday living, while the development itself remains covered by the remainder of its new home warranty, providing valuable peace of mind for prospective purchasers.

This is a fantastic opportunity to acquire a modern apartment in a popular and convenient Bournemouth location, making it an ideal home or investment purchase.

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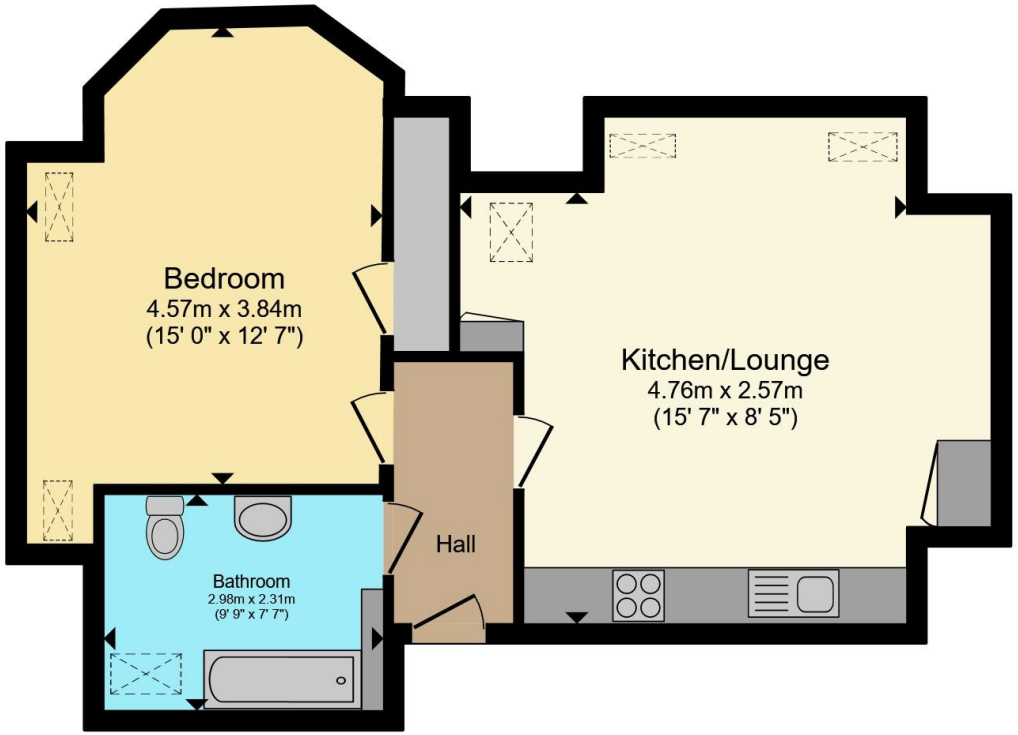












Total floor area 56.4 m² (607 sq.ft.) approx

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

Connells

To view this property please contact Connells on

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
BOURNEMOUTH BH9 2AT

EPC Rating: Awaited

Council Tax Band: A

Service Charge: 1600.00

Ground Rent: 154.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN308004

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.