



Connells

Beechwood Avenue
Bournemouth

Beechwood Avenue Bournemouth BH5 1LX

for sale offers in excess of
£240,000



Property Description

Connells Southbourne are pleased to present this spacious first floor apartment, located in a quiet block and just over 300 meters to Boscombe Overcliff. The property briefly comprises two double bedrooms, sitting / dining room, separate kitchen, bathroom and benefits from its own garden area within the communal garden and a private garage.

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. 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.

There is a thriving street market in the High Street on Thursdays and Saturdays as well as a vintage market on the first Saturday of every month.

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 is within a mile and is served by South Western Railway, who operate services from London Waterloo to Weymouth. Doctors and Pharmacies in walking distance.

Approach

A tarmac driveway provides allocated off road parking for one vehicle. Small communal bin store. Communal front door opens into the;

Communal Entrance Hall

Stairs up to the first floor landing. Front door opens into the;

Entrance Hall

Doors to all rooms. Storage alcove.

Sitting Room

18' x 16' 2" max (5.49m x 4.93m max)
Double glazed bay window to the side aspect and two double glazed windows to the front. Feature fireplace. Two radiators. TV point.

Kitchen

9' 5" x 7' 3" (2.87m x 2.21m)
Two double glazed windows to the rear aspect. Fitted with a range of matching wall and base units with wood block effect worktops over. Stainless steel sink and drainer unit. Inset four ring gas burner with stainless steel cooker hood over and tiled splashbacks. Space and plumbing for washing machine. Space for freestanding fridge freezer. Wall hung gas central heating boiler.

Bedroom One

16' 5" max x 9' 8" (5.00m max x 2.95m)

Double glazed window to the side aspect.
Two double glazed windows to the rear aspect. Radiator.

Bedroom Two

13' 1" max x 7' 8" (3.99m max x 2.34m)

Double glazed window to the side aspect.
Radiator.

Bathroom

Three piece suite comprising a panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Low level WC. Part tiled.

Outside

This property has its own garden space, within the communal garden, as well as a private garage with up and over doors and allocated off road parking space.

Agents Notes;

Lease: 125 years from December 1995

Service Charge: £2000 per annum

Ground Rent: £150

Council Tax: Band C - BCP Council

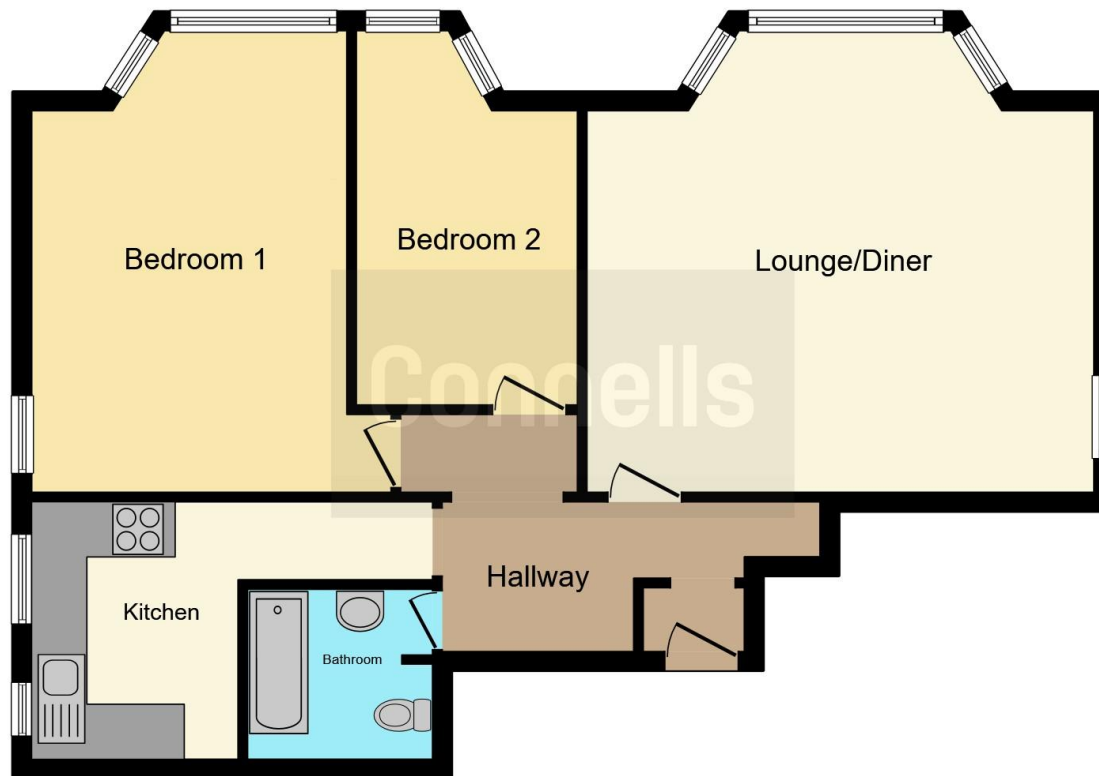
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once

these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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

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

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306053

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 1995. 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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Property Ref: SBN306053 - 0009