



Connells

Bermuda Court Derby Road
Bournemouth



Property Description

Connells are pleased to offer this second floor apartment set in a tree lined road giving excellent access to both Boscombe and Bournemouth and within 1 mile of Bournemouth Railway Station. The apartment is full of character retaining many period features, including high ceilings. There is also allocated parking and a long lease with share of the freehold.

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, with just a 600 Meter walk through Boscombe Chine Gardens. 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.

Approach

The pathway leads to the covered veranda with period features. The communal door is accessed via a security entry system.

Communal Entrance

The hallway leads to the apartment front door and there are individual post boxes, to the right, that are wall mounted. Stairs to second

floor landing.

Open Plan Kitchen/Sitting Room

Two double glazed windows to side aspect. Wall mounted entry phone.

Doors to;

Bedroom

Double glazed windows to front aspect. Two storage cupboards, Electric radiator. Door to;

En-Suite Bathroom

Double glazed window to side. Three piece suite comprising panel enclosed bath with wall mounted shower over, low level WC and wash hand basin. Extractor fan. Electric radiator. Part tiled walls.

Outside

Communal garden to the front and side. Allocated permit parking space.

Agents Notes;

Lease: 999 from 12 November 1987

Service Charge: £1882.80 per annum

Ground Rent: £0 as share of freehold

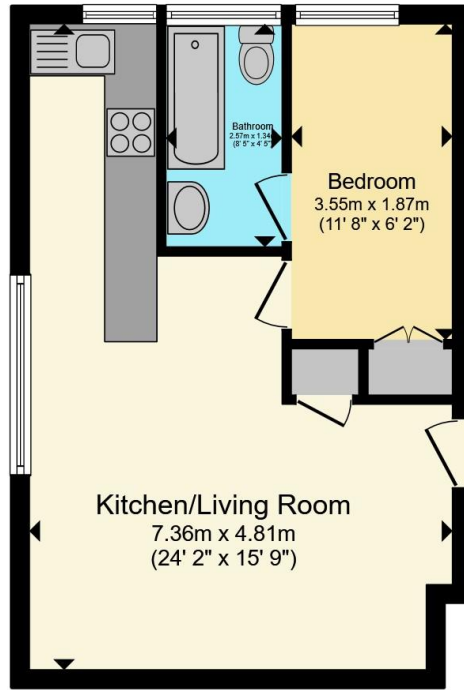
Council Tax: Band A - BCP Council







PRIVATE LAND
TERMS & CONDITIONS APPLY
**PERMIT
HOLDERS
ONLY**
SEE SIGNAGE WITHIN THE
CAR PARK, FOR DETAILS



2nd Floor

Total floor area 35.9 m² (386 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 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D Council Tax
 Band: A

Service Charge:
 1882.80

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306682

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Nov 1987. 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.



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

Property Ref: SBN306682 - 0002