

Connells

Hengist Road
BOURNEMOUTH

Hengist Road
BOURNEMOUTH BH1 4DN

for sale guide price
£150,000







Property Description

Connells Southbourne are delighted to offer this well positioned ground floor apartment, situated just over half a mile from Boscombe Beach and within easy reach of Boscombe High Street. The property comprises a double bedroom, bathroom, spacious sitting room, separate kitchen, and direct access to a private patio area.

Ideally located for enjoying the best of the local area, residents can take advantage of Boscombe's vibrant selection of shops, cafés, bars and restaurants, while the award-winning beach, historic pier, seafront eateries and a variety of leisure activities are all within convenient walking distance.

Approach

This property is located on the ground floor with steps up to the secure communal entrance. Apartment front door opens into the;

Entrance Hall

Laminate flooring, radiator, doors to all rooms.

Sitting Room

A bright room benefiting from a large window and glazed door that flood the space with natural light. Offering ample room for both living and dining furniture, the room enjoys direct access to a private patio area,

Kitchen

Fitted with a range of wall and base units complemented by solid wood work surfaces and tiled splashbacks. Integrated appliances include a gas hob with extractor hood over and electric oven below, while a sink is positioned beneath a window overlooking the side aspect.. Wall hung gas central heating boiler. Space and plumbing for washing machine and under counter fridge and freezer.

Bedroom

A spacious double bedroom featuring an attractive bay window, which provides a pleasant outlook over the surrounding greenery. The room offers ample space for freestanding furniture.

Bathroom

Fitted with a white suite comprising a panel enclosed bath with shower attachment, pedestal wash hand basin and WC. Fully tiled walls create a bright finish, while a frosted window provides natural light and ventilation.

Outside

The property benefits from a private patio area, providing an excellent space for outdoor seating, al fresco dining or simply relaxing in a secluded setting. Enclosed by mature trees and established greenery, the patio enjoys a pleasant degree of privacy and a leafy outlook.

Agents Notes;

Lease: 149 years from December 2007. This property is held in a limited company and therefore a new buyer will have a share of the management company.

Service Charge: £1250 per annum (including buildings insurance)

Ground Rent: £0

Council Tax: Band B - 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.

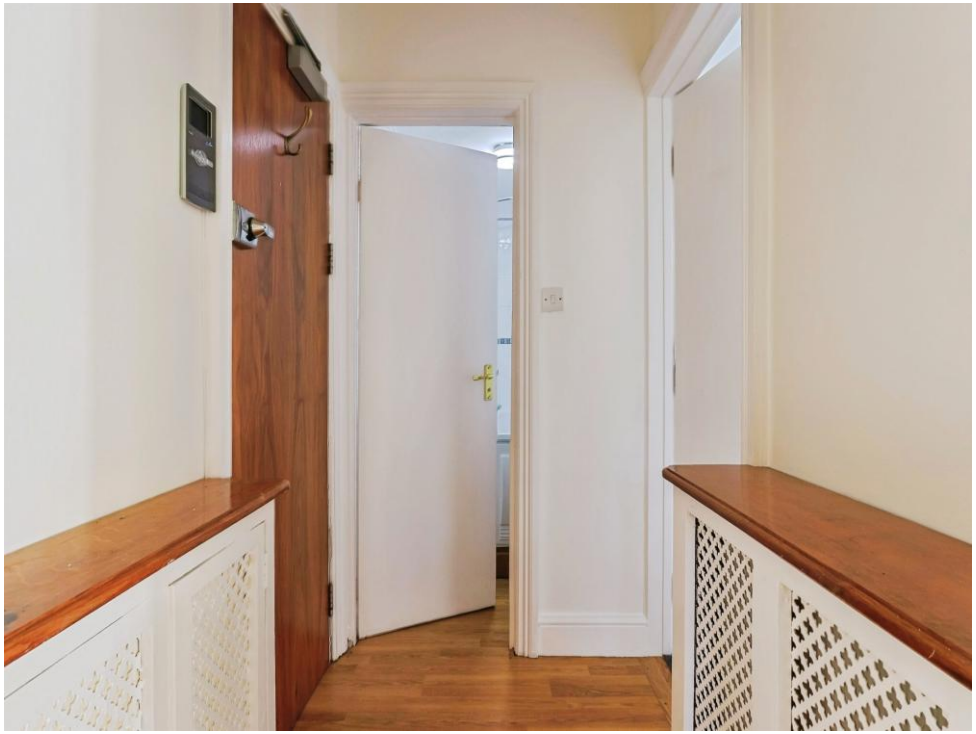






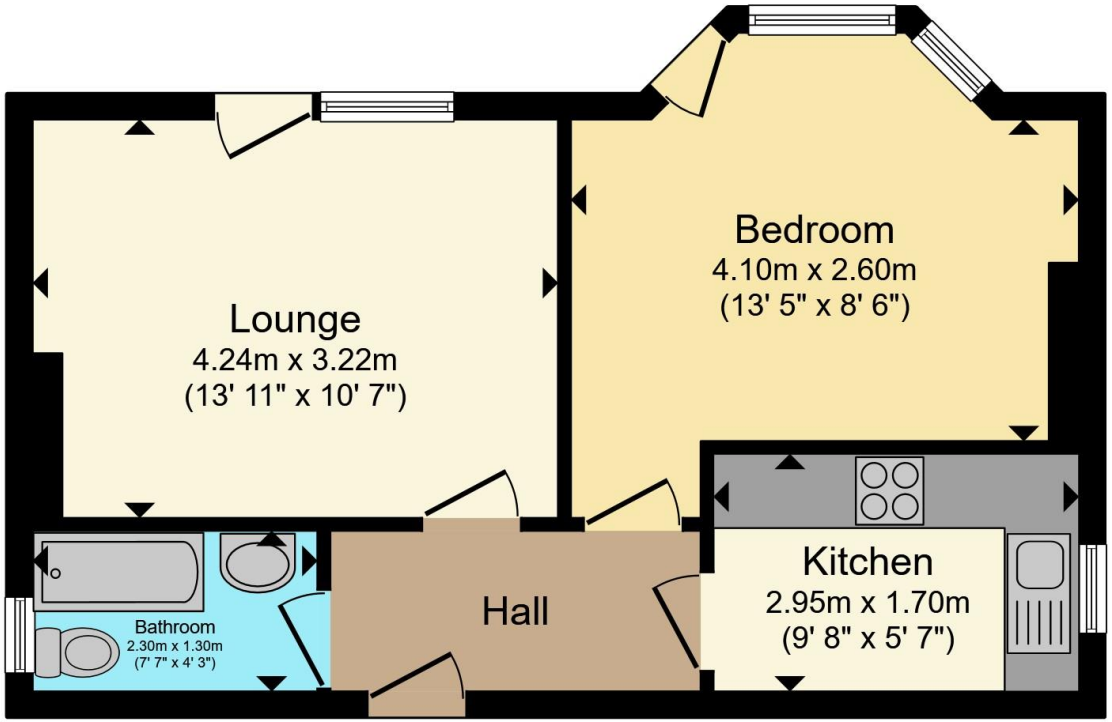












Total floor area 40.4 m² (435 sq.ft.) approx

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: C

Council Tax Band: B

Service Charge: 1250.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN304635

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.

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.