



Connells

Roysdean Manor Derby Road
Bournemouth

Roysdean Manor Derby Road Bournemouth BH1 3PT

for sale
£225,000



Property Description

Roysdean Manor is a converted period building situated in an extremely convenient location - equidistant to both Boscombe and Bournemouth Town centres being less than a mile away. This fully renovated ground floor flat is a must see and would be an ideal first time purchase or a second home by the sea.

Upon entry you are welcomed by a bright lobby that leads to a spacious hallway and an inviting lounge. French doors open onto a private patio. Adjacent, a recently refurbished, sleek fitted kitchen doubles as a breakfast room, also equipped with French doors that grant easy access to the patio. The flat comprises two well-proportioned bedrooms and a brand new bathroom.

A scenic 600 metre walk through Boscombe Chine Gardens leads directly to Boscombe Beach, one of the area's most vibrant coastal destinations. Whether you're playing volleyball or hiring a paddleboard for an adventure on the water, there's plenty to keep everyone entertained. Boscombe Pier boasts breathtaking views across Poole Bay and you'll also find a range of seafront restaurants and a surf school, making it the perfect spot for a day by the sea.

Approach

As you approach the communal solid wood door, the entrance leads over traditional chess board tiles and oak panelled walls. Further glazed oak doors lead to the an impressive reception area with a wide

sweeping staircase and stainglass window leading to a galleried landing. The high ceilings with intricate detail just adds to the grandeur and scale of the building.

Ground floor entrance door opens into the;

Entrance Hall

Large storage cupboard with electrics for extra fridge, doors leading to;

Bedroom One

Good sized main bedroom with carpeted flooring, rear aspect double glazed window.

Bedroom Two

Rear aspect double glazed window. Radiator.

Sitting Room

Front aspect double glazed windows and french doors leading to patio area.

Kitchen/Dining Area

Fitted kitchen, thoughtfully designed to maximise both storage and workspace. Featuring striking deep green cabinetry complemented by contrasting worktops and coordinating tiled splashbacks. It is well equipped with an inset gas hob with electric oven underneath and integrated

fridge/freezer. There is space and plumbing for a washing machine and ample cupboard space.

Shower Room

A stylish and contemporary shower room, beautifully finished with striking green glazed wall tiles and elegant brushed brass fittings. The space features a generous walk in shower with glass enclosure, a modern vanity unit with integrated basin, illuminated mirrored cabinet, and a heated towel rail. Natural light floods the room through the large window, creating a bright and airy feel, while the wood effect flooring adds warmth and character to this thoughtfully designed space.

Outside

The property enjoys a private, fenced patio area with direct access from the apartment, providing a low maintenance outdoor space ideal for relaxing and outdoor dining.

Agent Notes:

Lease: 125 years from 1st January 2003

Service Charge: £2100 per annum

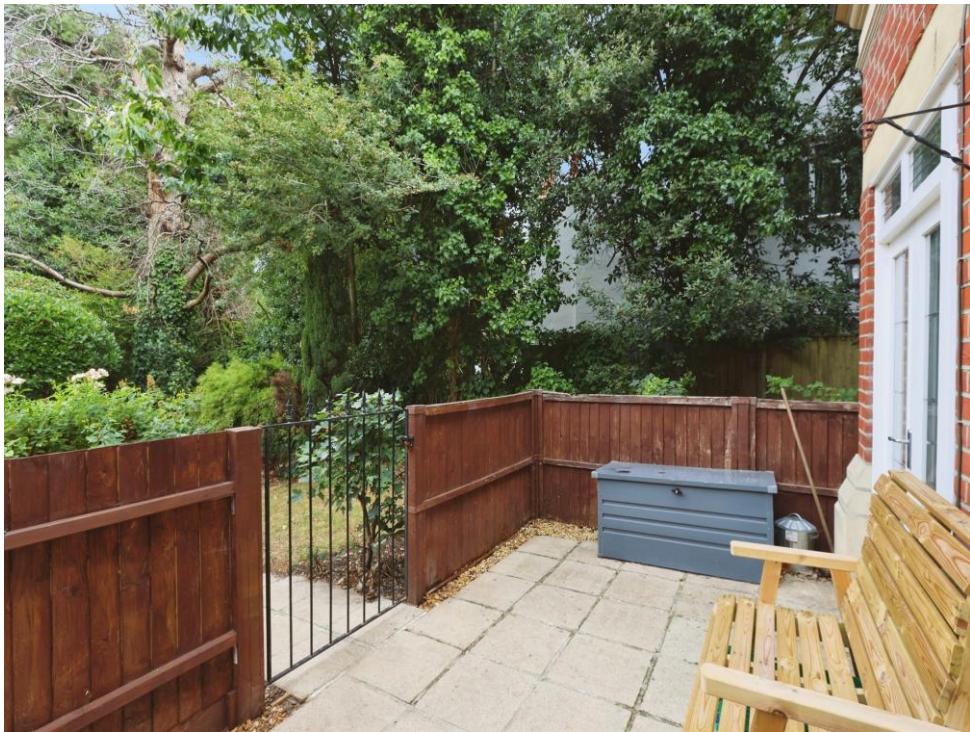
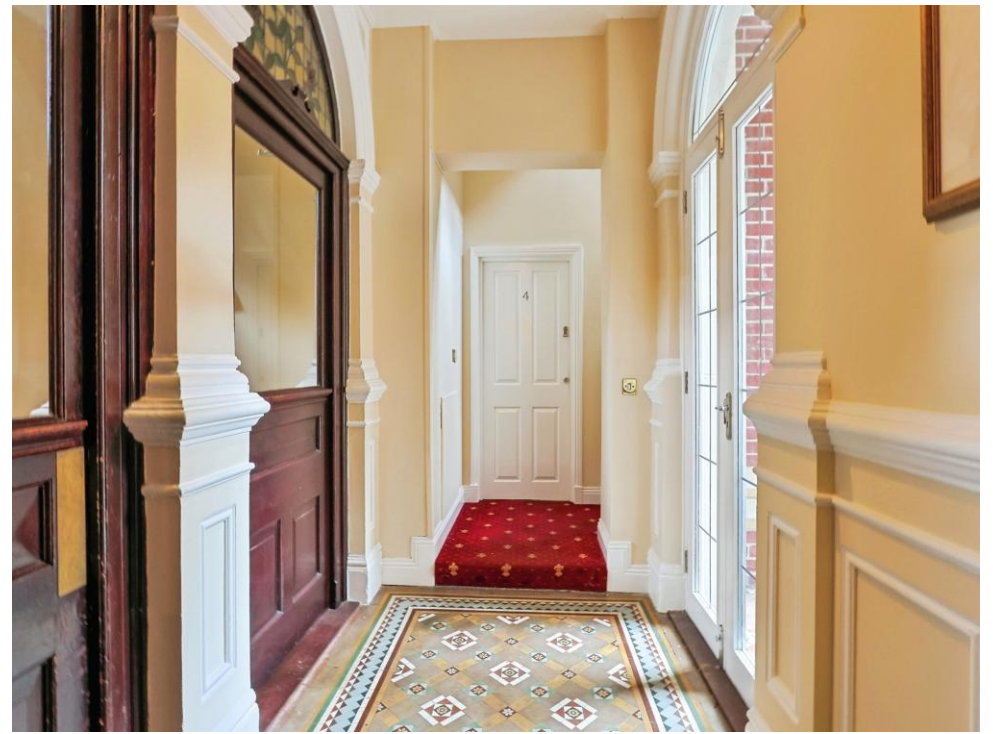
Ground rent: £274 per annum

Council Tax Band - BCP 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 65.1 m² (700 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

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2100.00

Ground Rent:
 274.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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