



**Connells**

Craigmore Gardens Lansdowne Road  
Bournemouth



### Property Description

A spacious one bedroom first floor apartment offered with no onward chain. This one bedroom first floor apartment presents a fantastic refurbishment opportunity in a sought-after location close to Bournemouth town centre and local shops. Offering generous living space, the property includes a well-proportioned double bedroom, a separate kitchen and a spacious lounge.

Additional benefits include a private garage, visitor parking and excellent transport links nearby. With no onward chain, this property is perfect for investors or buyers looking to add value and create a stylish home in a prime location.

### Entrance Hallway

Doors leading off to all accommodation.

### Lounge

15' 8" x 10' 7" ( 4.78m x 3.23m )

Door leading to the balcony.

### Balcony

### Kitchen

8' 7" x 7' 10" ( 2.62m x 2.39m )

Range of wall and base units with work surfaces over, sink and drainer unit, hob and oven.  
Wall mounted combi boiler.



**Bedroom**  
11' 4" x 10' 8" ( 3.45m x 3.25m )

Built in wardrobe.

### Shower Room

Suite comprising shower cubicle, wash hand basin and WC.

### Garage

We have been advised that there is a garage in block.

### Visitor Parking

Visitor parking on a first come first served basis.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 2076.00

Ground Rent:  
 460.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN307312](http://connells.co.uk/Property/WIN307312)**

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.

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: WIN307312 - 0007