



**Connells**

Westbrook Court Christchurch Road  
Bournemouth



## Property Description

Connells Southbourne are pleased to offer this lovely one bedroom ground floor apartment delivers a seamless blend of contemporary style and superb functionality, positioned within a sought after converted development in the vibrant heart of Boscombe. Presenting a complete turnkey opportunity, the property has been comprehensively modernised throughout, offering a polished, ready to occupy residence that is available immediately. It is being offered with vacant possession and no forward chain, making it an ideal acquisition for both first time buyers and investors.

The internal layout maximizes natural light and space. Upon entering, the hallway leads to an inviting living/dining area, illuminated by a large rear aspect window, while the adjoining luxury kitchen/breakfast room is a standout feature, finished to a high specification and benefiting from the rare addition of a natural light-enhancing skylight. Accommodation is completed by a generous double bedroom and a bespoke, contemporary shower room designed with high-quality fittings. Practical benefits include double glazing, electric heating, and the convenience of off-road parking (available on a 'first come, first served' basis). The location is highly desirable, placing residents within effortless reach of Boscombe High Street amenities and Bournemouth's award-winning coastline.

## Approach

The property is accessed via a communal entrance hall with secure entry system. There is an area of hardstanding to the front, which provides off road parking on a first come first served basis. Apartment front door opens into the;

## Entrance Hall

Wall mounted secure entry phone. laminate flooring throughout. Doors to all rooms.

## Kitchen

Fitted with a range of matching wall and base units with laminate worktops over. Sink and drainer unit with metro tiled splashbacks. Inset electric hob with electric oven underneath and extractor unit over. Space and plumbing for washing machine.

## Sitting Room

Double glazed window to the side aspect. Electric radiator. Continuation of laminate flooring.

## Bedroom

Double glazed window to the rear aspect. Electric radiator.

## Shower Room

Contemporary shower room comprising a walk in shower enclosure with electric shower, wash hand basin with vanity unit and low level WC. Fully tiled.

## Agents Notes;

Lease: 99 years from 25 March 1988. (Will have 151 years on completion as the seller has started a statutory lease extension.)

Service Charge: £2250 per annum (including buildings insurance)

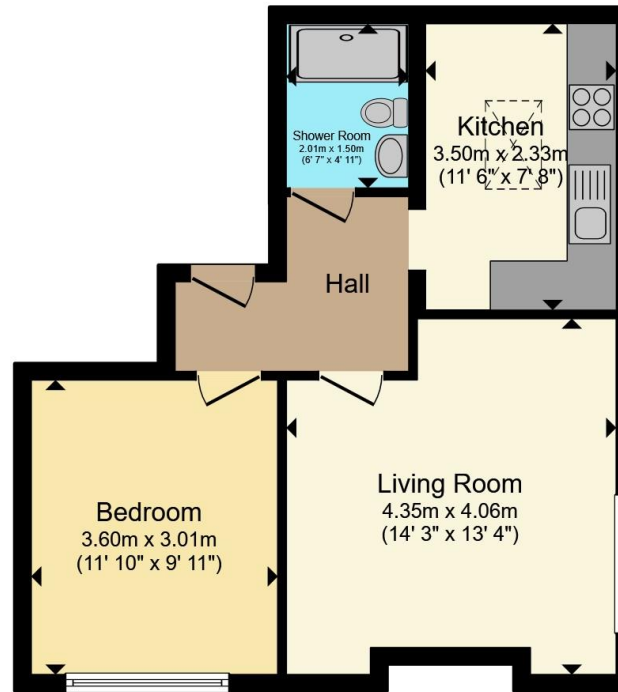
Ground Rent: £0

Council Tax Band - BCP Council Tax Band A









### Ground Floor

Total floor area 44.2 m<sup>2</sup> (476 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](http://www.propertybox.io)



To view this property please contact Connells on

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73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 2250.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306785](http://connells.co.uk/Property/SBN306785)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. 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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