



Connells

Flat 6 Stourcliffe Avenue
Bournemouth



Property Description

Connells Southbourne are pleased to offer this studio apartment located on the second floor of a converted property and just over 300 meters from Southbourne Cliff tops. Natural light floods the space, highlighting the modern finishes and making it an inviting place to call home. The clever layout ensures that every square foot is utilized efficiently, making it ideal for individuals or couples seeking a minimalist lifestyle. This apartment represents an excellent opportunity for investors with great potential for rental income.

The property is situated in the extremely popular residential area of Southbourne which is located to the East of Bournemouth. The busy high street hosts a variety of shops ranging from local independent traders to the well-known high street names. Locally, there are superb award winning beaches with vibrant promenades offering restaurants, bars and a range of outdoor activities.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Approach

Hard standing pathway provides access to the communal entrance which is located to the right of the building. Double glazed door leads into;

Communal Entrance

Inner door leads into a communal entrance hall. Stairs to the top floor where the apartment is located.

Inner Hall

Storage cupboard and door to bathroom and;

Bedroom / Sitting Room

17' 9" x 12' 11" (5.41m x 3.94m)

Vaulted ceilings. Double glazed dormer window to side aspect. Electric heater. Ceiling lights.

Base units with contrasting work tops over. 1 1/2 bowl sink and drainer unit. Inset electric hob with electric oven underneath. Space and plumbing for washing machine. Space for under counter fridge.

Bathroom

Double glazed roof window to the side aspect. Three piece suite comprising panel enclosed bath with shower over. Pedestal wash hand basin. Low level WC. Part tiled.

Agents Notes;

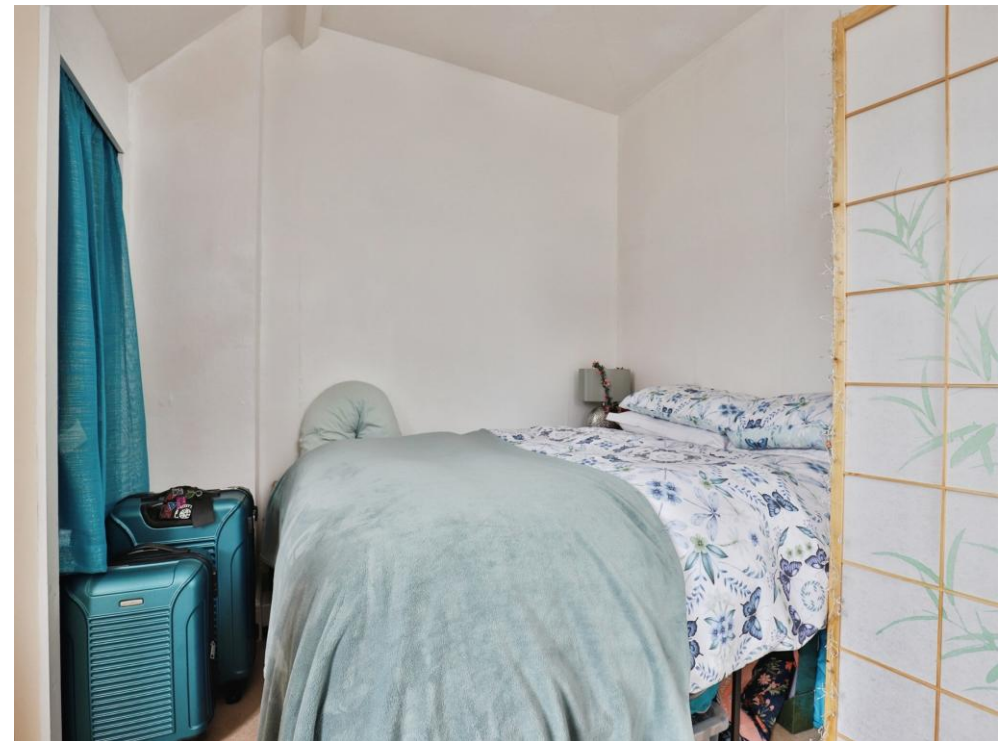
Lease: Our vendor informs us that the lease has been extended as has the remainder of 999 years. We are waiting for this to be updated at Land Registry.

Service Charge: £650 per year

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.

Ground Rent: Peppercorn

Council Tax - Band A - BCP Council





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

To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: E Council Tax
 Band: A

Service Charge: 650.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN305768

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 2023. Should you require 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.

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.

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