



Connells

Sandringham Place Bodorgan Road
Bournemouth

Sandringham Place Bodorgan Road
Bournemouth BH2 6NR

for sale offers in excess of
£230,000



Property Description

A well-presented two-bedroom ground floor apartment ideally located close to Bournemouth town centre and its wide range of shops, restaurants and leisure amenities, as well as excellent local transport links. The property benefits from allocated off-road parking in addition to visitor spaces, making it convenient for both residents and guests.

The accommodation comprises two generous double bedrooms, a bright and spacious living area with access to a private balcony, and the added advantage of direct access to the communal garden - perfect for enjoying outdoor space. Further features include an external storage cupboard, ideal for bikes or additional belongings.

This attractive ground floor flat offers a fantastic combination of comfort, convenience and location, making it an excellent choice for first-time buyers, downsizers or investors alike.

Entrance Hall

Wooden effect flooring with doors to all rooms and storage cupboard.

Lounge

Wooden effect flooring with rear aspect double glazed windows and double doors to balcony, feature fireplace with mantle and electric heater.

Kitchen

Wooden effect flooring with side aspect double glazed window, range of wall and base units, sink with mixer tap and drainer, set into worktop 4 ring electric hob with extractor fan and hood over and oven below and space for washing machine and fridge/freezer.



Bedroom 1

Carpeted with rear aspect double glazed window, fitted wardrobes, electric heater and door to en suite.

En Suite

Bedroom 2

Carpeted with rear aspect double glazed window, fitted wardrobes and electric heater.

Bathroom

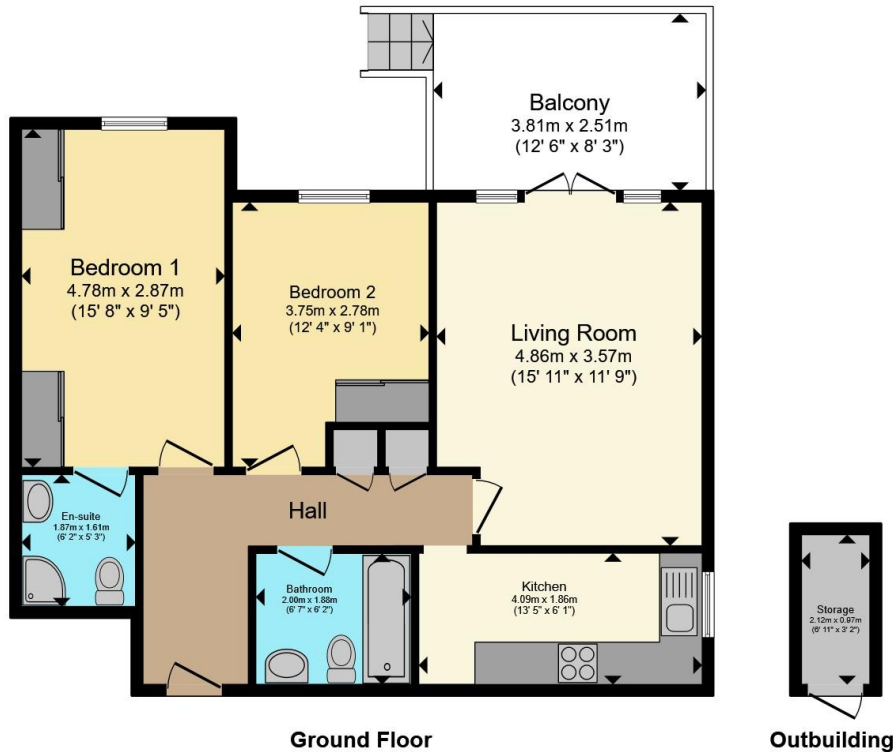
Low level WC, hand wash basin with wall mounted vanity unit over, panel bath with shower over and glass shower screen.

Balcony

Double doors that open to a private balcony area and steps down to the communal grass area.

Outbuilding





Total floor area 68.6 m² (738 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

T 01202 525 411
E winton@connells.co.uk

689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: D Council Tax Band: D

Service Charge: 2000.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307479

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2000. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WIN307479 - 0005