



Connells

Pine Mansions Vale Road
BOURNEMOUTH



Property Description

Connells Southbourne are pleased to present this bright and characterful four bedroom first floor apartment set within Pine Mansions, a charming purpose built development ideally positioned between Bournemouth Town Centre and Boscombe.

Just 0.5 miles from Bournemouth Train Station and under a mile from the award-winning beaches, this spacious home features a generous sitting room, separate kitchen, and access to attractive communal gardens. Offered with vacant possession and no forward chain, it provides an excellent opportunity for those seeking coastal living within easy reach of local amenities.

Approach

Pine Mansions is accessed via a security entry system with stairs and lift to upper levels.

Entrance Hall

Radiator. Wall mounted secure entry phone system. Doors to all rooms.

Kitchen

Double glazed window to the rear aspect. Range of fitted wall and base units with marble effect work surfaces over. Inset stainless steel one and a half bowl single drainer sink with mixer tap, tiled splashbacks. Space for freestanding cooker, space for washing machine and tumble dryer, fitted breakfast bar with tiled splashback. Opaque double glazed door to secondary rear access.

Sitting Room

Double glazed bay window to front aspect. TV point. Radiator.

Bedroom One

Double glazed bay window to the rear aspect. Radiator.

Bedroom Two

Double glazed windows to the front aspect. Radiator.

Bedroom Three

Double glazed bay window to the rear aspect. Radiator.

Bedroom Four

Double glazed window to the side aspect. Radiator.

Bathroom

Obscure double glazed window to the side. Four piece suite comprising a panelled bath with chrome mixer tap, double shower enclosure with glass screen, low level WC, pedestal wash hand basin with mixer tap with mirror over, chrome heated towel radiator, extractor fan, fully tiled walls and tiled floor.

Outside

Communal lawned gardens to front and rear of the building.

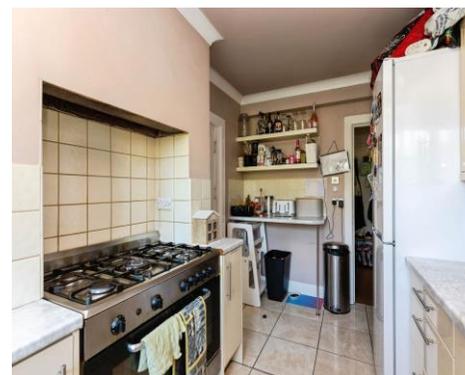
Agents Notes;

Lease - 250 years from 25 March 1997

Ground rent - £0

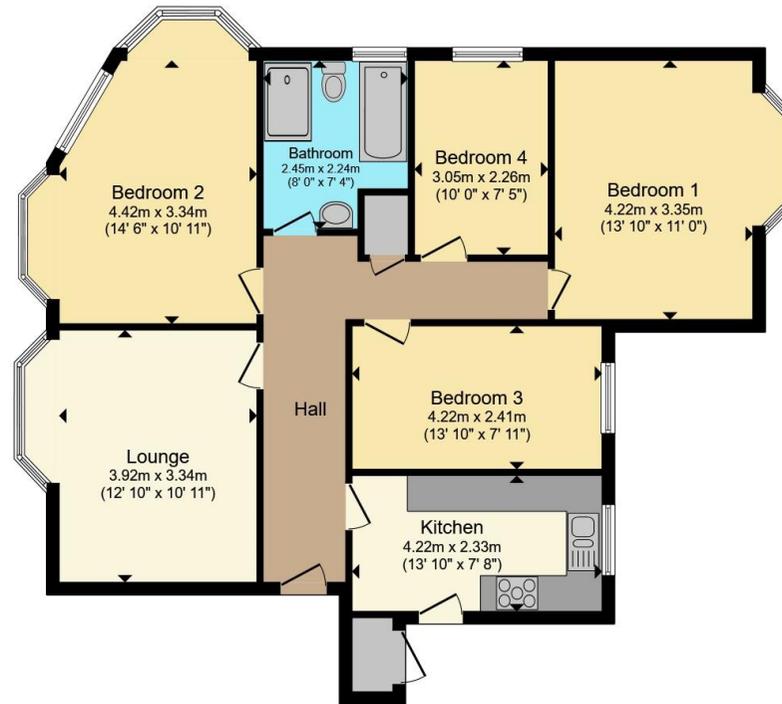
Service Charges - £1886.63 per annum

Council Tax Band - BCP Council Tax Band B









First Floor

Total floor area 97.7 m² (1,052 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

Connells

To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 2500.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306595

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Mar 1997. 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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