



Connells

Melrose Crescent Road
Bournemouth

Melrose Crescent Road Bournemouth BH2 5SS

for sale
£160,000



Property Description

Town Centre Living with Parking & Extended Lease

Offered to the market vacant with no onward chain, this well-presented one-bedroom first-floor flat is ideally situated in the heart of Bournemouth Town Centre, providing convenient access to an excellent range of shops, restaurants, leisure facilities and award-winning beaches.

The accommodation comprises a bright and spacious living room, a fitted kitchen, a generous double bedroom and a bathroom, making it an ideal first-time purchase, investment opportunity or seaside home.

A particular benefit of the property is the provision of off-road parking, a valuable feature for such a central location. Furthermore, the property has recently benefited from a lease extension to 125 years, offering added peace of mind for prospective purchasers.

With its sought-after town centre position, long lease, allocated parking and the advantage of being sold with no forward chain, early viewing is highly recommended.

Entrance Hall

Telecom entry system, laminate flooring, radiator.

Kitchen

White wall and base units, free standing washing machine plumbed in, electric oven and induction hob, laminate flooring.

Lounge

Rear aspect double glazed window, laminate flooring, radiator

Bedroom

rear aspect double glazed window, radiator, laminate flooring.

Bathroom

Tiled floor to ceiling, bath with shower over, WC, wash hand basin, ladder rail.

Parking

Allocated off Road parking, additional on street parking.

Agents Notes

Tenure:

Leasehold 125 years from 28th August 2025 (124 years remaining)

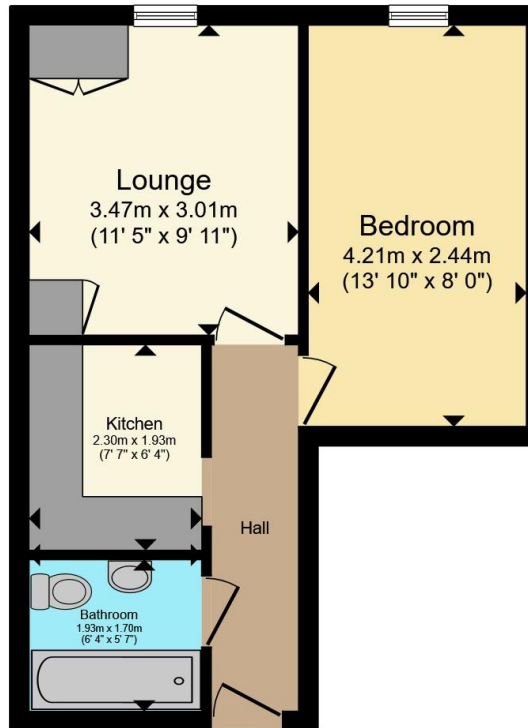
Ground Rent: £10 per annum (peppercorn)

Service Charge: £1300 per annum









Total floor area 34.5 m² (371 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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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307819

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Aug 2025. 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.

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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