



**Connells**

Halebrose Court Seafield Road  
Bournemouth



## Property Description

Connells Estate Agents are pleased to offer this purpose built, ground floor retirement apartment for the over 60's in a convenient location, close to local amenities and within a level walk of the Southbourne Cliff Tops. The accommodation comprises, two double bedrooms, a living room with access to outside via a set of double doors, fitted kitchen and a shower room.

Halebrose Court was constructed by McCarthy & Stone and comprises 82 properties arranged over 6 floors each served by a lift. The Manager can be contacted from various points within each property in the case of an emergency. In addition to this there is a 24 hour emergency Appello call system.

### Communal Entrance

Communal entrance door to entrance foyer. Ground floor communal residents lounge. Laundry and concierge / house managers office. Lift to all floors. ground floor entrance door to:

### Apartment Entrance Hall

### Sitting Room/ Diner

Double glazed window to side aspect, Storage heater, carpeted flooring, TV and Telephone point. Pull cord emergency system, double doors leading to outside, single door leads to the;

### Kitchen

Range of matching wall and base unit with laminate work-surfaces over. Sink unit with drainer. Built-in electric oven and hob with cooker hood over. Under counter fridge freezer. rear aspect window.

### Bedroom 1

Double glazed window to rear aspect, built in mirrored wardrobes with hanging rail and shelving, Storage heater.

## Bedroom 2

Double glazed window to rear aspect, storage heater, carpeted flooring

## Shower Room

Three piece suite comprising double shower enclosure, vanity wash hand basin, close coupled WC. Extractor fan. Heated towel rail.

## Communal Gardens

Communal grounds. Driveway to casual parking at the rear.

## Communal Facilities

Residents lounge, laundry facilities and a guest suite.

## Agents Notes;

Lease: 125 years from 1 August 1996

Service Charge: £3885 per annum

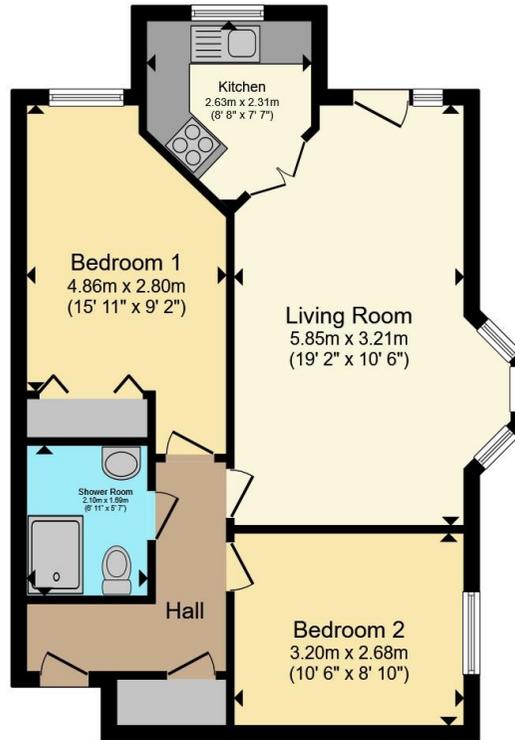
Ground Rent: £586 per annum

Council Tax: Band D - BCP Council









Total floor area 55.5 m<sup>2</sup> (598 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

**T 01202 525 411**  
**E [winton@connells.co.uk](mailto:winton@connells.co.uk)**

689 Wimborne Road  
 BOURNEMOUTH BH9 2AT

EPC Rating: C Council Tax  
 Band: D

Service Charge:  
 5218.00

Ground Rent:  
 586.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306530](http://connells.co.uk/Property/SBN306530)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SBN306530 - 0002