



Connells

High Howe Gardens
Bournemouth



Property Description

A well-presented one-bedroom first floor flat, ideally suited to first-time buyers, investors, or those seeking a low-maintenance home in a convenient location.

The property benefits from a share of freehold and a 999-year lease from March 25th 2015, offering long-term security and peace of mind. Internally, the accommodation includes a generous double bedroom and a particularly spacious living room, enhanced by a charming rear-facing bay window that enjoys pleasant views over the garden and allows for an abundance of natural light.

Externally, the property continues to impress with off-road parking on a block paved driveway, along with a landscaped rear garden—a wonderful private outdoor space featuring well-maintained planting beds and a useful garden shed, ideal for both relaxation and practical storage.

Overall, this is a highly desirable home combining character, outdoor space and excellent tenure, making it a fantastic opportunity in a popular residential setting.

Entrance Porch

11' 9" x 4' 10" (3.58m x 1.47m)
brick tiled flooring

Entrance Hall

radiator, carpeted, storage cupboard next to the stairs.

Lounge

13' 1" x 11' 11" (3.99m x 3.63m)
Rear Aspect double glazed bay window, radiator, feature fireplace.

Kitchen

9' 5" x 6' 6" (2.87m x 1.98m)
gas hob, electric oven, front aspect double glazing, laminate flooring, wall mounted combination boiler

Landing

Side aspect double glazing.

Bedroom 1

13' 1" x 11' 11" (3.99m x 3.63m)
Front Aspect Double Glazing, radiator below, Built in storage cupboard.

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)
loft access, rear aspect double glazing, heated Ladder Rail, WC, Wash hand basin, bath with shower over, vinyl flooring.

Rear Garden

shed and lawn space, block paved patio,

planting beds.

Parking

off road parking with dropped kerb, space on block paved section belongs to this property + additional on street parking

Agents Notes

Tenure:

Share of Freehold

Leasehold - 999 years from 25th of March 2015

Service Charge: £0

Ground Rent: £0

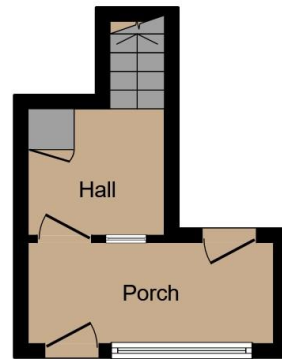
currently paying £443 per annum for buildings insurance.

informal service charge agreement in which any work to be done to the building is shared 50-50 responsibility with the downstairs flat.

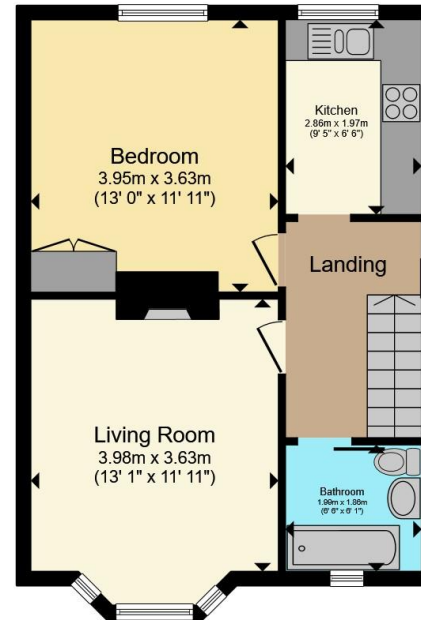








Ground Floor



First Floor

Total floor area 57.6 m² (620 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

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689 Wimborne Road
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EPC Rating: D Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307763

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2015. 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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