



**Connells**

Holdenhurst Road  
Bournemouth





## Property Description

Spacious Two-Bedroom Ground Floor Flat with Off-Road Parking - Prime Refurbishment Opportunity

Nestled in a sought-after location close to Bournemouth town centre, this two-bedroom Ground Floor Flat offers an exciting refurbishment opportunity to create a modern and stylish home or investment property.

The flat boasts two generously sized double bedrooms, ideal for families, sharers, or those seeking additional space for a home office. The layout is bright and functional, with potential to reconfigure or modernise to suit your tastes.

Off-road parking is a valuable asset, providing convenience and peace of mind for residents in this popular area. Situated just a short stroll from Bournemouth's vibrant town centre, the property enjoys easy access to a wealth of shops, restaurants, and entertainment options. Additionally, local amenities and public transport links are within close reach, making this an ideal location for commuters and city dwellers alike.

This flat presents a blank canvas for buyers to add value and personalise the space to their liking. Whether you're a first-time buyer, seasoned renovator, or investor, this property offers tremendous potential to capitalize on its fantastic location and adaptable interior that also comes with a Private garden- a rare find.

Don't miss this chance to secure a well-located home with endless possibilities - contact us today to arrange a viewing!

### Entrance Hall

4' 4" x 9' 1" ( 1.32m x 2.77m )

### Lounge

13' x 13' 6" 15'8 into bay ( 3.96m x 4.11m 15'8 into bay )

Front Aspect Double Glazed windows, feature fireplace, radiator on entrance wall, fully carpeted

## Kitchen

12' x 10' 9" ( 3.66m x 3.28m )

Rear Access door, Vinyl Flooring, radiator on entrance wall, gas hob, double oven, free standing fridge freezer, combination of wall and base units, additional 2'10 X 3'11 storage cupboard with wall mounted combination boiler

## Utility

7' 3" x 5' 7" ( 2.21m x 1.70m )

Fully Tiled.

## Bedroom 1

11' 4" x 12' 11" 14'0 into bay ( 3.45m x 3.94m 14'0 into bay )

side aspect stained glass window, front aspect double glazed bay windows, radiator below bay window

## Bedroom 2

10' x 9' 11" 13'0 into bay ( 3.05m x 3.02m 13'0 into bay )

side aspect double glazed bay windows, radiator on wall, fully carpeted

## Bathroom

4' 11" x 8' 7" ( 1.50m x 2.62m )

Fully tiled floor to ceiling, hand wash basin and WC, side aspect stained glass window, white vanity unit, radiator on wall.

## Front Garden

Front Aspect, Fully Patio, gated.

## Agents Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised with the buyer benefitting from a Share of the Freehold on completion. The vendor has advised that the draft Lease will be created to be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.















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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
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EPC Rating: D

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN307097](http://connells.co.uk/Property/WIN307097)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Dec 2024. 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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