



Connells

Hollybush House Wollstonecraft Road
Bournemouth

Hollybush House Wollstonecraft Road Bournemouth BH5 1JQ

for sale
£150,000



Property Description

Connells present this brilliant opportunity to acquire this character style one bedroom first floor apartment situated in the popular Boscombe Spa- just over 300 Meters to Boscombe Overcliff. If you are looking for a property to put your own stamp on, then this could be for you. This perfect first time buy offers a variety of great features, few of which includes an open plan kitchen / sitting room with feature bay windows, a spacious bedroom with built in wardrobes and airing cupboard, a separate bathroom with part tiled walls, off road parking for one vehicle and a communal grass area to the rear of the building. An internal viewing is highly advised.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. The iconic Boscombe Pier offers fabulous views across Poole Bay. Here you will also find a seafront restaurant and many beach activities with climbing boulders, table tennis, volleyball with paddleboards to hire, as well as a surf school.

Approach

The front boundary of the property is defined by a low brick built wall. The property is accessed from the road via a tarmac driveway which leads to the front parking bays and extends to the rear of the property.

Communal Entrance Porch

Double glazed doors in to the entrance porch with wall mounted large secure mail boxes. A glazed door with decorative etched glass panels leads into;

Communal Entrance Hall

Decorative wooden panelled ceiling with chandelier style lights. Stairs with half turn to first floor landing. Apartment door opens into;

Entrance Vestibule

Electric meter. Door through to the;

Kitchen/ Sitting/ Dining Room

Sitting / Dining Area: Double glazed window to front aspect. TV point. Electric radiator.

Kitchen Area: Secure entry phone. Range of wall and base units with laminate work-tops over. Space for fridge freezer. 1½ bowl stainless steel sink unit with drainer. Electric hob with oven under. Cassette cooker hood over. Part tiled.

Bedroom

Double glazed window to side aspect. Cupboard housing immersion heater. Electric radiator.

Bathroom

Three piece suite comprising pedestal wash hand basin. Low level W.C. Bath with folding shower screen.

Outside

The rear of the property offers further parking and the driveway extends along to the garage block to the far rear of the grounds, the remainder is laid to lawn complimentary stocked flower borders.

Garage

Manual up and over door.

Agents Notes;

Lease: 189 years from January 1987.

Service Charge: £1800 per annum

Ground Rent: £0

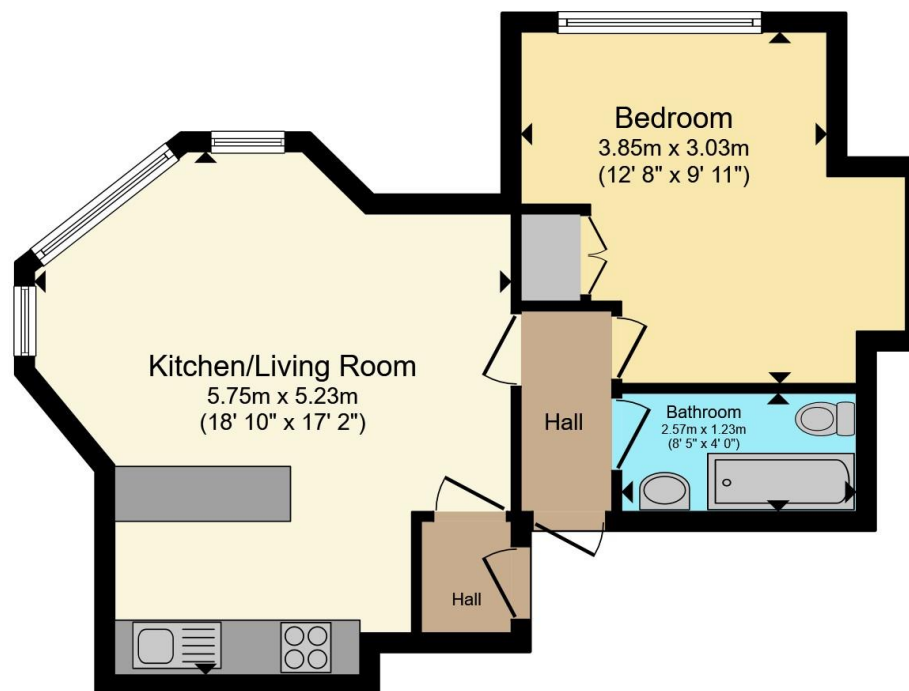
Council Tax - Band A - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









1st Floor

Total floor area 44.2 m² (476 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

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: E Council Tax
 Band: A

Service Charge:
 1800.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306733

This is a Leasehold property with details as follows; Term of Lease 189 years from 30 Jan 1987. 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306733 - 0002