



Connells

San Remo Towers Sea Road
Bournemouth

San Remo Towers Sea Road Bournemouth BH5 1JX

for sale guide price
£125,000



Property Description

Connells are delighted to present this double bedroom, lower ground floor apartment located in the prestigious development of San Remo Towers, one of the most iconic buildings along our beautiful coastline. This Art-Deco grade II listed development was built in circa 1938 and is ideally located for a short walk to the award winning beaches and stunning coastline. This landmark building benefits from lifts to all floors and a concierge service, residents lounge, laundry room and a large roof terrace where you can sit and take in the views across to the Purbecks and the Isle of Wight. There is a communal central boiler that provides all the hot water and central heating for the property and is included as part of the service charge.

Approach

The apartment is accessed via the communal entrance hall of Block D on Michelgrove Road. There is a lift access and stairs to the lower ground floor.

Apartment front door opens into the;

Entrance Hall

Entry via a communal door with intercom system. Doors to all rooms.

Sitting Room

Front aspect UPVC double glazed window,

carpeted flooring, recessed spot lights, radiator, electrical sockets. Giving access to the;

Kitchen

Floor tiles, half tiled walls, recessed spot lights, matching base and wall units, stainless steel sink and drainer. Integrated electric oven and hob with extractor fan, integrated fridge freezer. Electrical sockets

Bathroom

Fully tiled floor and walls, a suite comprising of a vanity sink, WC and bath. Recessed spot lights, heated towel rail and fan.

Agent Notes;

Tenure: Leasehold 999 years from 1 January 2020

Service charge: £3600 per annum (includes hot water & heating)

Ground rent: £0 Share of Freehold

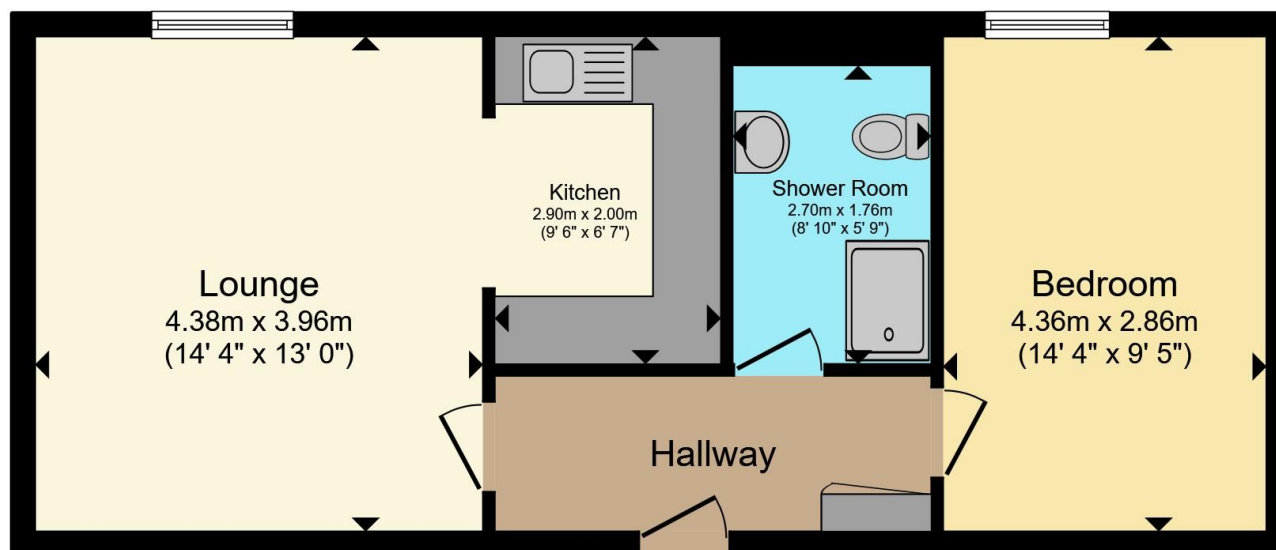
Council Tax Band - BCP Band B

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.









Total floor area 47.7 m² (513 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: C

Council Tax
 Band: B

Service Charge:
 3600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306394

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. 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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