



Connells

Markham Road
Bournemouth



Property Description

A well-presented and deceptively spacious one bedroom ground floor flat situated on Markham Road, BH9, offering ideal and practical living in a convenient residential location.

The property features a generously sized double bedroom, providing ample space for wardrobes and additional furnishings. The separate modern kitchen is well laid out and includes a combination boiler neatly housed within a cupboard, maximising usable space while maintaining a clean finish.

The shower room is contemporary in design and fully tiled from floor to ceiling, creating a sleek, low-maintenance space.

Further benefits include the advantage of no service charge or ground rent, making this an attractive option for first-time buyers, downsizers, or investors alike. The lease has approximately 105 years remaining, offering long-term security and peace of mind.

Entrance Hall

8' 1" x 4' 11" (2.46m x 1.50m)

Laminate flooring, radiator, french doors to garden, access to living room and kitchen.

Lounge

13' 1" x 10' 5" (3.99m x 3.17m)

Radiator, side aspect double glazing, laminate flooring, feature fireplace.

Kitchen

14' 9" x 8' 8" (4.50m x 2.64m)

Cream wall and base units, rear aspect double glazing, radiator below, side aspect double glazing, gas hob, electric oven, composite worktops, space and plumbing for washing machine, wall mounted combination boiler in cupboard, tiled over counter, laminate flooring.

Bedroom One

13' 11" x 12' (4.24m x 3.66m)

Carpeted double room with front aspect double glazed bay window with three radiators beneath.

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

Floor to ceiling marble tiles, low level WC, wash hand basin, side aspect obscured double glazing, ladder radiator, walk in waterfall shower.

Rear Garden

Private rear garden with side access, patio and raised decking area.

Agents Notes

Lease Term:

125 Years from 7th of April 2006 (105 years Remaining)

Ground Rent: £0

Service Charge: £0

Buildings insurance: £180 per Annum





Floor Plan

Total floor area 47.4 m² (510 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

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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating: E Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307693

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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