



Connells

Berkeley Mansions 27-29 Christchurch Road
Bournemouth

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for sale guide price
£150,000



Property Description

Connells Southbourne are pleased to present this spacious two double bedroom apartment, located on the ground floor of a character art deco block in Lansdowne and within half a mile of Bournemouth Town Centre and Railway Station, as well as being on excellent bus routes. The accommodation comprises a large entrance hall with built in storage, a sitting / dining room, separate kitchen and bathroom with a separate WC. The apartment benefits from gas central heating, first come first served parking via a parking permit, a share of the freehold and no forward chain.

The beaches between Bournemouth and Boscombe Piers are within a 600 Meter walk through Boscombe Chine Gardens. There are many beach activities ranging from paddleboarding to beach volleyball with equipment for hire. The iconic Piers offer fabulous views across Poole Bay with plenty of kiosks and seafront restaurants.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

The flat itself is positioned on the ground floor and approached via a communal door and entry phone system with a wonderful original wooden art deco door providing access into the;

Hallway

Doors to all rooms. Large walk in storage cupboard. Stripped and varnished original floor. Radiator.

Lounge

Double glazed window to the front aspect. Brick feature fireplace. Radiator. Stripped and varnished original floors.

Main Bedroom

Double glazed window to the front aspect, pendant lighting, Radiator.

Bedroom 2

Double glazed window to the front aspect. Wall hung gas central heating boiler. Radiator.

Kitchen

Double glazed window to the side aspect. Kitchen fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Inset four ring gas burner. Eye level electric oven. Pull out larder. White goods include a washing machine and a freestanding fridge freezer.

Door leading to outside and to two full height storage cupboards.

Bathroom

Obscure glazed window to the side. Panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Radiator. Fully tiled.

Cloakroom

Obscure glazed window to the side. Low level WC. Part tiled walls and tiled floor.

Outside

A door gives direct access to a gated communal area where two large walk-in full height storage cupboards are allocated to the flat. A locked gate to the side then provides access directly onto south facing communal gardens which are laid to lawn and surrounded by shrubs.

Agent Notes:

Lease: 999 from March 1958

Service Charge: £2386.20 per annum (includes buildings insurance)

Ground Rent: £0 (share of freehold)

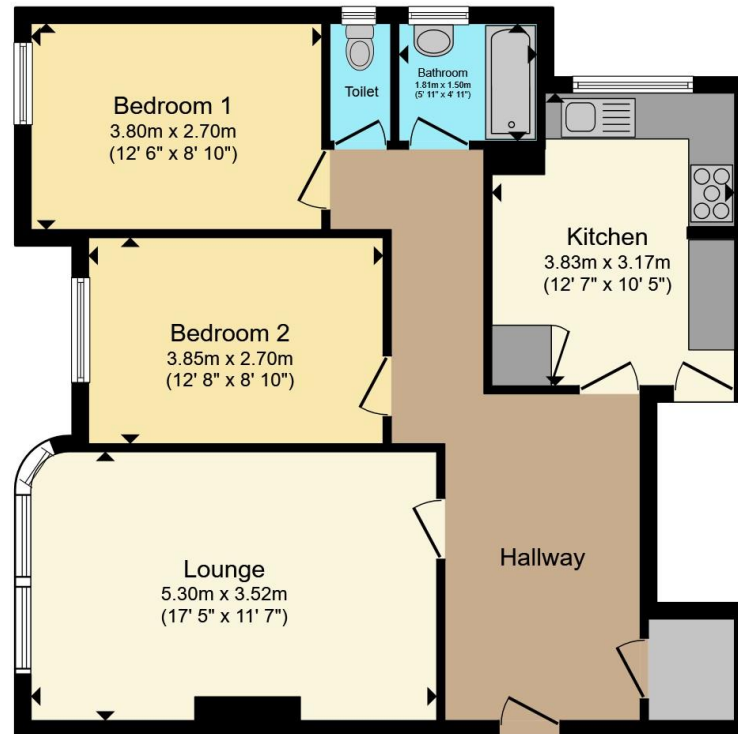
Council Tax Band - BCP Band C

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 75.4 m² (812 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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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2386.20

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN301621

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1958. 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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