



**Connells**

Norwich Court Norwich Road  
Bournemouth



## Property Description

A superbly presented ground floor apartment located in Bournemouth's town centre. This home is perfectly placed and is within walking distance to the beach. This home offers wonderful accommodation to suit one or two people and has been recently re-decorated creating a light and airy feel. The apartment is accessed via a secure communal entrance hall with the internal accommodation consisting of a spacious and bright lounge/diner, double bedroom, modern kitchen with breakfast bar and bathroom. Outside there is one allocated off road parking space available and a communal courtyard area. This home would be a perfect first buy or could be great for anyone looking for a second home near the beach and would also appeal to investors looking for a property that requires no work.

The property is situated in BH2, and is a short walk to the beach (0.3 Miles) and popular shopping area offering a range of high street brands, cafes and restaurants. The property is also within close proximity to Wessex Way, mainline train station ideal for commuters. You are also 15 minutes drive into the New forest and Dorset's Jurassic Coast (Via Sandbanks ferry).

### Lounge

10' 5" x 16' 5" ( 3.17m x 5.00m )

Front aspect double glazed window with electric radiator on wall ad brand new carpets

### Kitchen

8' 8" x 10' 8" ( 2.64m x 3.25m )

BRAND NEW nay wall and base units, built in oven and induction hob plus space and plumbing for washing machine. 2x rear aspect double glazed windows, extractor fan, laminate flooring plus electric radiator

### **Bedroom 1**

7' 6" x 8' 8" ( 2.29m x 2.64m )

Rear aspect double glazing with wall mounted electric heater, brand new carpets plus wall mounted electric mains

### **Bathroom**

5' 6" x 6' 3" ( 1.68m x 1.91m )

WC, WHB, tiled floor and walls plus corner shower









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)

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37 Victoria Road  
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EPC Rating: E  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: WIN307404 - 0002

