



**Connells**

Cecil Road  
BOURNEMOUTH



### Property Description

Connells are pleased to present this immaculate two bedroom first floor apartment with quirky character features, situated just over 600 meters away from the award winning beaches. Boscombe high street is also a short stroll away where there are popular shops, cafes and restaurants. The property boasts spacious living accommodation and viewing is 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.

Also nearby is Bournemouth's renowned blue flag award winning sandy beaches, with direct access through Boscombe Chine Gardens. Here you will also find seafront restaurants as well as a surf school.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

### Approach

There is a section of hardstanding to the front where you will find the allocated off road parking. A secure intercom entry phone system gives access to well maintained communal hallway with stairs rising to all floors.

### Entrance Hall

Built in cupboards housing electric meter. Electric radiator.

### Sitting Area

18' x 12' 4" ( 5.49m x 3.76m )

Double glazed window to rear aspect. Roof window. TV and telephone points. Electric radiator.

### Kitchen Area

7' 9" x 5' 8" ( 2.36m x 1.73m )

Double glazed window to the front aspect. Fitted with a range of matching wall and base units with contrasting work tops over. Inset 1½ bowl stainless steel sink and drainer unit. Electric hob with stainless steel splashback and cooker hood over. Built in eye level electric oven. Integrated fridge / freezer and washer/dryer. Integrated washing machine. Breakfast bar. Laminate flooring. Electric radiator.

### **Bedroom One**

13' 3" into bay x 10' 8" ( 4.04m into bay x 3.25m )

Double glazed window to front aspect. Radiator. Cupboard housing the immersion tank.

### **Bedroom Two**

There are a couple of steps down to this bedroom. Split level room with fitted wardrobes. Roof window.

### **Bathroom**

Roof window. Three piece suite comprising panel enclosed bath with chrome shower attachment. Wash hand basin with vanity unit. Low level WC. Chrome heated towel rail.

### **Agents Notes:**

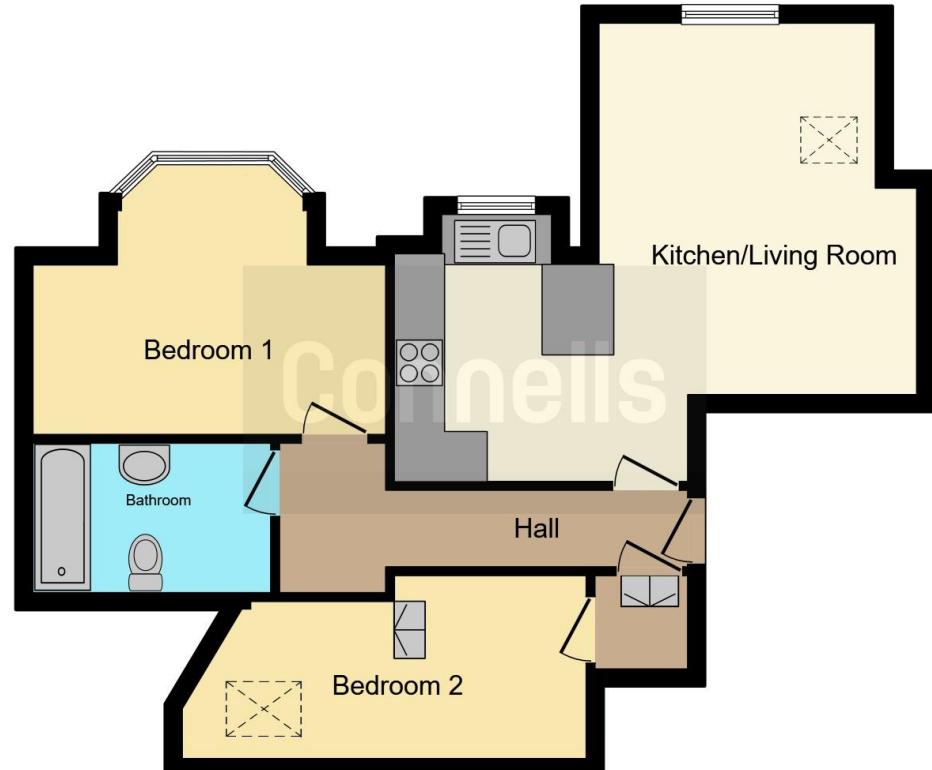
Lease:125 Years from 31 January 2012

Service Charge: £2983.88 per annum

Ground Rent: £175 per annum

Council Tax: Band A - BCP Council





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)

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: D  
 Council Tax  
 Band: A

Service Charge:  
 2983.88

Ground Rent:  
 175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN305781](http://connells.co.uk/Property/SBN305781)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2012. 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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