



Connells

Norwich Avenue  
Bournemouth



### Property Description

A spacious and well-presented one-bedroom ground floor flat, ideally positioned in the heart of Bournemouth on the highly sought-after Norwich Avenue.

This charming property offers generous accommodation throughout and benefits from off-road parking—a rare advantage in such a central location.

Inside, you will find a bright and welcoming living space, a well-proportioned double bedroom, and a fitted kitchen, all complemented by gas central heating for year-round comfort.

Situated within walking distance of Bournemouth's award-winning sandy beaches, the town centre, and its wide selection of shops, restaurants, cafés, and local amenities,

this home delivers convenience and coastal living in equal measure.

Perfect for first-time buyers, investors, or those seeking a stylish town-centre base, this flat presents an excellent opportunity in one of Bournemouth's most vibrant areas.

### 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.

### Entrance Hall

Entrance to flat with telecom entry system.

### Lounge

14' 3" x 12' 3" ( 4.34m x 3.73m )  
Front aspect double glazing, radiator below, carpeted, chimney breast.

### Kitchen

10' 3" x 8' 3" ( 3.12m x 2.51m )  
rear aspect double glazing, wall and base units, gas hob, electric oven, washing machine, vinyl flooring, wall mounted combination boiler, tiled over the counter.

## Bedroom

11' 11" x 11' 7" ( 3.63m x 3.53m )  
rear aspect double glazing, radiator below,  
built in storage cupboard chimney breast.

## Bathroom

7' 10" x 5' 10" ( 2.39m x 1.78m )  
WC, wash hand basin, shower over bath, tiled  
around the bath, vinyl flooring, radiator.

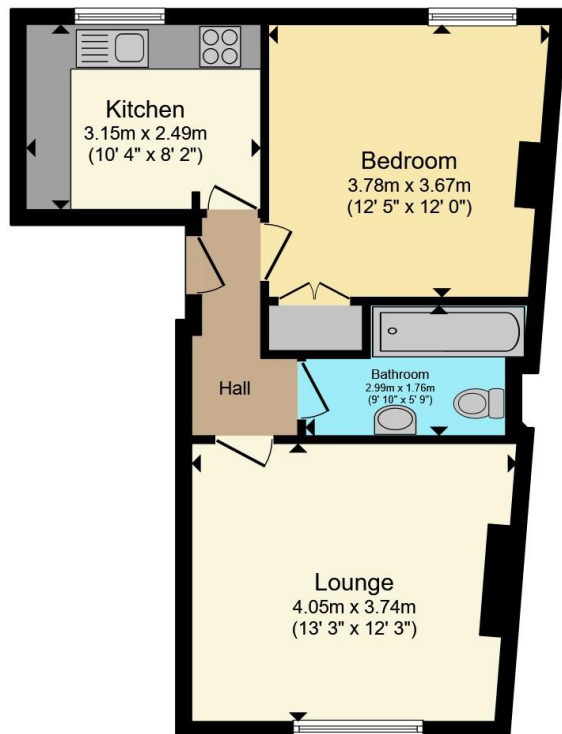
## Parking

1 Allocated space to the rear of the property.

## Agents Notes

Tenure: Leasehold  
Term: 125 Years from 25th of December  
1993 (92 years remaining)  
Ground Rent: £50 per annum  
Service Charge: £3599 per annum





Total floor area 46.7 m<sup>2</sup> (503 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [winton@connells.co.uk](mailto:winton@connells.co.uk)**

689 Wimborne Road  
 BOURNEMOUTH BH9 2AT

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 3599.00

Ground Rent:  
 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WIN307691](http://connells.co.uk/Property/WIN307691)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1993. 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.

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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