



Connells

Parkwood Road
Bournemouth



Property Description

Connells Estate Agents are pleased to present this beautifully maintained and generously proportioned two double bedroom first and second floor apartment, ideally situated close to Pokesdown railway station, Southbourne, and Boscombe High Streets.

This attractive home offers spacious and well presented accommodation throughout, featuring two double bedrooms, a bright and airy living room with large windows providing an abundance of natural light, a separate kitchen/breakfast room, a family bathroom, and impressive high ceilings that enhance the sense of space.

Further benefits include off road parking for one vehicle, a long lease and as & when maintenance.

Pokesdown is a popular suburb of Bournemouth and located between Southbourne and Boscombe where there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier.

Locally there are a range of good primary and secondary schools and bus routes that will take you West into Bournemouth Town Centre, or East into Christchurch. Pokesdown Railway Station is served by South Western Railway, who operate services from London Waterloo to Weymouth.

An internal viewing is highly recommended to fully appreciate the space, presentation, and convenient location this wonderful property has to offer.

Approach

The property is accessed via a private side entrance door, which leads to the first floor landing. Outside there is an area of shingle providing off road parking for one vehicle.

Entrance Hall

Double glazed window to the front and stained glass window to the side. Stairs to the first floor landing. Doors to all rooms.

Sitting Room

Sash windows to the front. A beautifully presented and generously proportioned room featuring impressive high ceilings and elegant period detailing throughout. The striking feature fireplace with ornate surround provides an attractive focal point,

Kitchen / Breakfast Room

Sash window to the rear and window to the side aspect. Fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit with tiled splashbacks. Inset four ring gas burner with electric oven underneath and stainless steel extraction unit over. Space and plumbing for washing machine and

dishwasher. Wall hung gas central heating boiler. Space for fridge freezer and breakfast table.

Bedroom One

Sash window to the rear aspect. A spacious bedroom with high ceilings, decorative coving and an attractive period fireplace,

Bedroom Two

Double glazed window to the side aspect. Radiator. There is access to the eaves from this room providing ample storage space.

Shower Room

Obscure glazed window to the side. A stylishly refitted shower room finished to a high standard, with striking blue metro wall tiles and contemporary patterned flooring. The suite comprises a walk in rainfall shower with glazed screen, modern vanity wash hand basin with storage beneath, and low level WC.

Agent Notes:

Lease: 999 years from 6 July 1976

Service Charge: As & When Basis split 50/50 with the ground floor flat

Ground Rent: £50

Council Tax: Band B - BCP Council

Buildings Insurance: £400 per annum









Total floor area 96.5 m² (1,039 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



To view this property please contact Connells on

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73 Southbourne Grove
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EPC Rating: E Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306349

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.



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