



Connells

Hamble Court Christchurch Road
Bournemouth

Hamble Court Christchurch Road Bournemouth BH1 3PF

for sale guide price
£170,000



Property Description

Connells are pleased to present this very spacious two double bedroom apartment, located on the second floor. Hamble Court is a purpose built apartment block of 40 flats split between two blocks and is located between Boscombe and Eastcliff and within a mile of Bournemouth Railway Station. The accommodation comprises a large entrance hallway with lots of built in storage, a south facing sitting room / dining room, which overlooks the communal landscaped gardens, separate kitchen and family bathroom with separate WC. It has the rare benefit of secure underground parking and communal storage. With lift access throughout the building and a highly secure entrance,

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. Boscombe Beach is easy to reach, with just a 600 Meter walk through Boscombe Chine Gardens. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

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.

Communal Entrance

A driveway leads to the secure underground parking, as well as visitors spaces at the front. Secure entry system. Door into the;

Entrance

Large storage cupboards. Airing cupboard. Doors to all rooms.

Sitting / Dining Room

Double glazed window to front aspect which overlooks the well tended communal gardens. The balcony which also enjoys views across the grounds is accessed via a double glazed door from the lounge area. The dining area offers a large space to accommodate a generously sized dining table.

Kitchen

Fitted with a range of wall and base units with work-surfaces over with tiled splashbacks. Stainless steel sink and drainer unit. Freestanding electric cooker. Space for fridge freezer and space and plumbing for a washer/dryer.

Bedroom 1

Double glazed window to the rear aspect overlooking communal landscaped grounds. Built-in wardrobes and drawers

Bedroom 2

Double glazed window to the front aspect. Built-in wardrobe.

Bathroom

Obscure glazed window. Panel enclosed bath with shower attachment over. Pedestal wash hand basin. Fully tiled.

Cloakroom

Low level WC. Wall hung wash hand basin.

Outside

There is an allocated underground parking space which is accessed via an electric garage door and secure entry system. There is also a communal store room with allocated store space and a communal work bench. To the rear of the building there are several visitors spaces and well landscaped communal gardens.

Agents Notes;

Lease: 185 years from 27 January 1976

Service Charge: £1758.95 paid every 6 months (includes water & sewage)

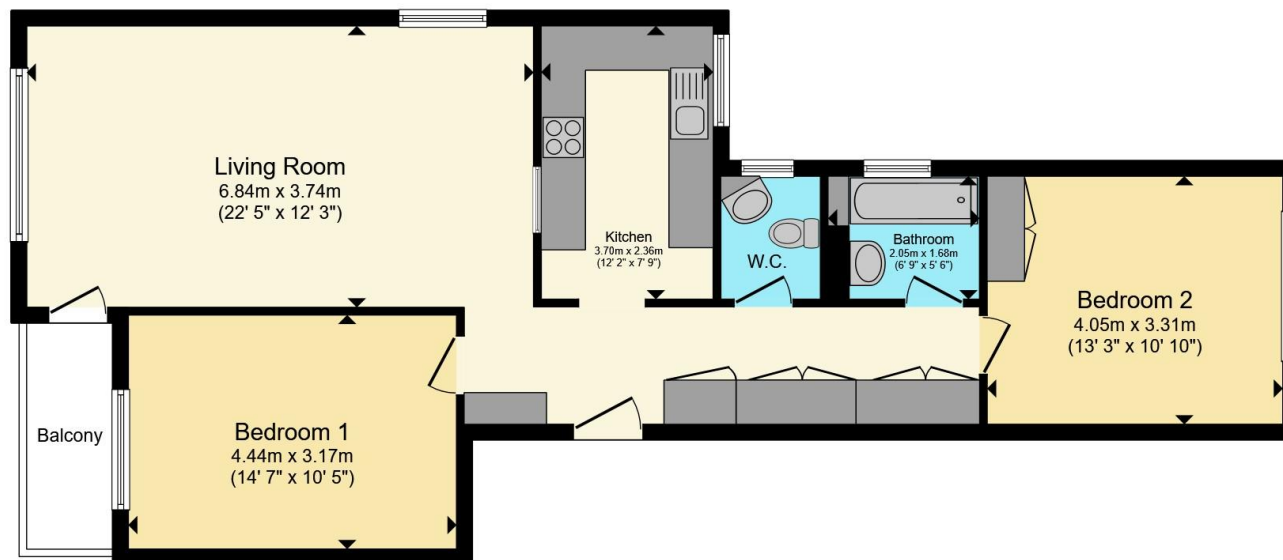
Ground Rent: £0

Council Tax: Band C - BCP Council









2nd floor

Total floor area 81.3 m² (875 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: E Council Tax
 Band: C

Service Charge:
 3517.90

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.

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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