



Connells

Glenwood Percy Road
Bournemouth



Property Description

Connells are delighted to bring to market this 1 bedroom ground floor flat situated within an attractive listed building, originally converted from a former hotel. This property is in a superb location, within 500 meters of Boscombe seafront and pier and benefits from Share of Freehold.

The accommodation comprises a bright and spacious living room featuring large south-east facing sash windows, allowing plenty of natural light throughout the day. The kitchen includes a gas hob, space for electric oven, extractor hood, washer/dryer and fridge. There is a bathroom with a shower over the bath, together with a well proportioned double bedroom benefiting from a built in wardrobe and large storage cupboard.

Further features include gas central heating, allocated parking space and a long lease. Additional unrestricted parking is available on the adjacent road and the property has been recarpetted throughout in July 2026.

Entrance

Accessed via steps leading to communal timber door. Secure entry intercom system. Apartment front door opens into the;

Hallway

Doors to all rooms. Brand new carpets throughout.

Sitting Room

Side aspect sash windows. Radiator. Cupboard housing the newly upgraded consumer unit. Open through to the;

Kitchen

Fitted with matching wall and base units with laminate worktops over, gas hob, under counter fridge freezer and washing machine, space for freestanding oven. Laminate flooring. Wall mounted gas central heater boiler, installed May 2026 with gas safety certificate.

Bedroom

Side aspect sash window. Built in mirrored wardrobes. Radiator. Large storage cupboard.

Bathroom

Suite comprising bath with shower over, sink and low level WC. Part tiled walls.

Outside

There is an allocated parking space to the front of the property.

Agent Notes:

Lease: 199 years from 25 March 2013

Service Charge: £2000 per annum (including buildings insurance)

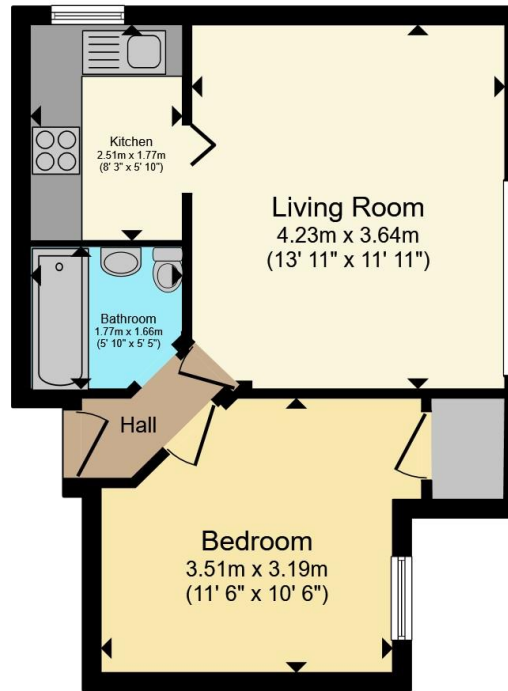
Ground Rent: £0

Council Tax Band - BCP Council Tax Band A









Ground Floor

Total floor area 36.3 m² (391 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

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

Council Tax
 Band: A

Service Charge:
 2000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306760

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306760 - 0003