



White Heather St. Marys Road Bournemouth BH1 4QP

for sale
£160,000



Property Description

Connells are pleased to bring to market this beautifully refurbished one bedroom ground floor apartment, conveniently located close to Bournemouth Town Centre, Boscombe and Springbourne.

The property features a bright and spacious lounge/diner, a modern fitted kitchen with ample storage and workspace, a generous double bedroom, and a stylish contemporary bathroom with a three piece suite and shower over bath.

Further benefits include allocated off road parking,

Springbourne is a popular and convenient Bournemouth suburb, offering an excellent range of local amenities within easy reach. The property is ideally situated close to the local high street, with a variety of shops, cafés, supermarkets and regular bus services, while Bournemouth town centre and the award-winning coastline are both easily accessible.

Kings Park is located approximately half a mile away and provides extensive recreational facilities, including open green spaces, an athletics track, cricket ground and leisure amenities. Boscombe Beach is within a mile, offering miles of sandy shoreline and a vibrant seafront with cafés, restaurants and watersports activities.

The area is also well connected, with

Bournemouth Railway Station nearby providing direct services to Southampton, Winchester and London Waterloo, making Springbourne an attractive location for first-time buyers, professionals, investors and those seeking a coastal lifestyle.

Approach

A driveway leads to a private side access door, opening into the;

Hallway

Large storage cupboard with plumbing for a washing machine.

Sitting Room

Side aspect UPVC double glazed window, electrical sockets, carpeted flooring, radiator.

Kitchen

Side aspect UPVC double glazed window. Fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Integrated electric oven, electric hob with extractor unit over. Space and plumbing for washing machine. Space for fridge. Radiator. Cupboard housing the gas combination boiler.

Bedroom

Side aspect UPVC double glazed window.
Radiator.

Bathroom

Side aspect double glazed window. Modern suite comprising a panelled bath with shower over, wash hand basin, WC , chrome heated towel rail. Extractor fan. Fully tiled walls,

Outside

Allocated off road parking for multiple cars.

Agent Notes:

Lease: 189 years from 25th March 1983

Service Charge: £2,489 per annum

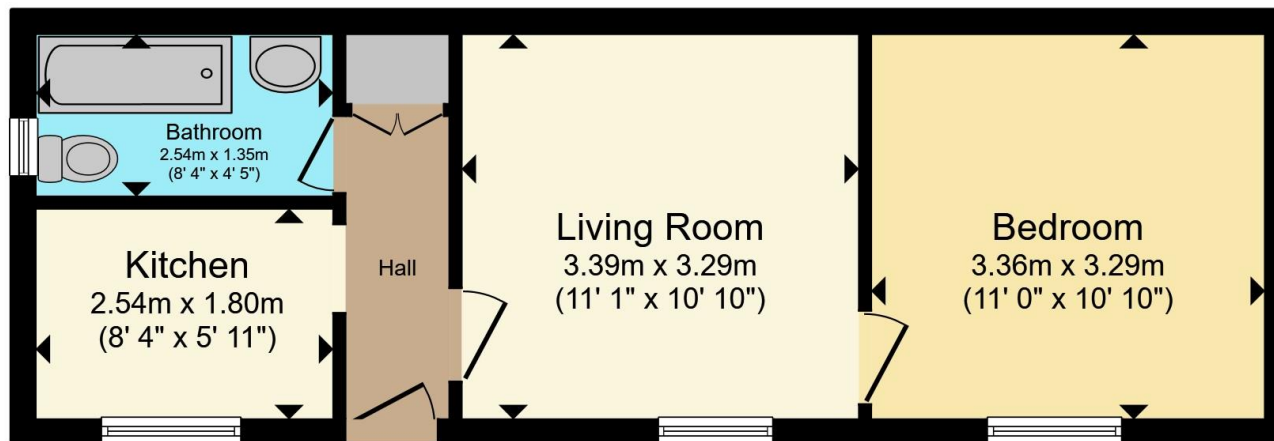
Ground Rent: Peppercorn

Council Tax - Band A - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor

Total floor area 34.5 m² (371 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: D Council Tax
 Band: A

Service Charge:
 2935.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306832

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1983. 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.

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