

for sale

offers in excess of **£150,000**



Seabourne Road Bournemouth BH5 2HQ

Connells are delighted to present this spacious one-bedroom first floor apartment, ideally located in the heart of Southbourne. Featuring a private entrance, modern shower room and bright triple-aspect living room, the property is close to local amenities, transport links and award-winning beaches.



Seabourne Road Bournemouth BH5 2HQ

Entrance

Accessed from the front via a UPVC door into the;

Hallway

with laminate flooring, large storage cupboard, wooden staircase leading to first floor with front aspect UPVC window, further storage cupboard, radiator, access to;

Kitchen

Front aspect UPVC window, lino flooring, integrated gas hob and extractor. integrated electric oven, matching wall and base units, space for washing machine, and under counter fridge and freezer, part tiled walls and radiator.



Lounge

Triple aspect UPVC double glazed windows, radiator, original floorboards, pendant lighting, electric sockets.

Bedroom

Front aspect UPVC double glazed window with fitted blind, built in cupboard, radiator.

Bathroom

Tiled flooring, part tiled walls, front aspect UPVC double glazed window, a new suite comprising a walk in shower with glass screen, WC and sink, extractor fan.

Agent Notes:

Lease: 189 years from 4th April 1985

Service Charge: As & When Basis

Ground Rent: £0

Council Tax Band - BCP Council Tax Band B

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.





Total floor area 49.4 m² (532 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

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

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

Property Ref: SBN306790 - 0006

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SBN306790

This is a Leasehold property with details as follows; Term of Lease 189 years from 04 Apr 1985. 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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