

Connells

Bluebay Boscombe Overcliff Drive Bournemouth

Bluebay Boscombe Overcliff Drive
Bournemouth BH5 2EL

for sale
£525,000







Property Description

Connells Southbourne are pleased to present coastal living at its finest in this exquisite, contemporary apartment on Southbourne Overcliff. Nestled in the desirable Bluebay, this three bedroom, two bathroom property offers an ideal opportunity for a luxurious second home or main residence for those who would like to be by the sea. Featuring a modern kitchen with integrated appliances and a spacious open-plan lounge and dining area that opens onto a private patio perfect for al fresco dining. The three double bedrooms are complemented by a modern en-suite shower room and a stylish family bathroom. Residents also benefit from secure underground parking and well-maintained communal grounds and share of the freehold.

Southbourne Grove is under half a mile away and offers a bustling high street which boasts a mix of independent boutiques, artisan cafes, and popular restaurants, creating a lively atmosphere for residents. Just a short stroll will lead you to the award-winning sandy beaches, perfect for relaxing walks and enjoying stunning coastal views. With excellent transport links and a strong sense of community, Southbourne Grove is a fantastic place to call home, offering the perfect blend of seaside tranquillity and urban convenience.

Communal Entrance Hall

Secure entry system. Well maintained communal areas. Lift to all floors. Front door opens into the;

Entrance Hall

Tiled flooring throughout, large front aspect window. Door into the;

Sitting Room

With tiled flooring and underfloor heating, ceiling lights, floor to ceiling storage units, side aspect double glazed door and front aspect double glazed patio doors leading to terrace.

Kitchen

Fitted with modern cabinets, integrated appliances with counter tops and tiled flooring with underfloor heating, front and side aspect double glazed windows with fitted blinds.

Utility Room

With fitted units, washing machine, sink and drainer, underfloor heating

Bedroom 1

Finished with carpeted flooring, with rear and side aspect double glazed windows, underfloor heating and a door leading to the en suite with walk in shower, WC and basin, finished with tiled walls and a heated towel rail. Door to the;

En-Suite

Fully tiled en-suite with walk in shower

Bedroom 2

Carpeted flooring, ceiling and wall lights, side aspect double glazed window, underfloor heating

Bedroom 3

Carpeted flooring, wall and ceiling lights, side aspect double glazed window, underfloor heating.

Bathroom

Tiled flooring with underfloor heating, a suite comprising of a bath with shower above, WC and hand basin with built in storage and tiled walls.

Outside

There is an allocated underground parking space accessed via electrically operated gates. Communal garden.

Agents Notes

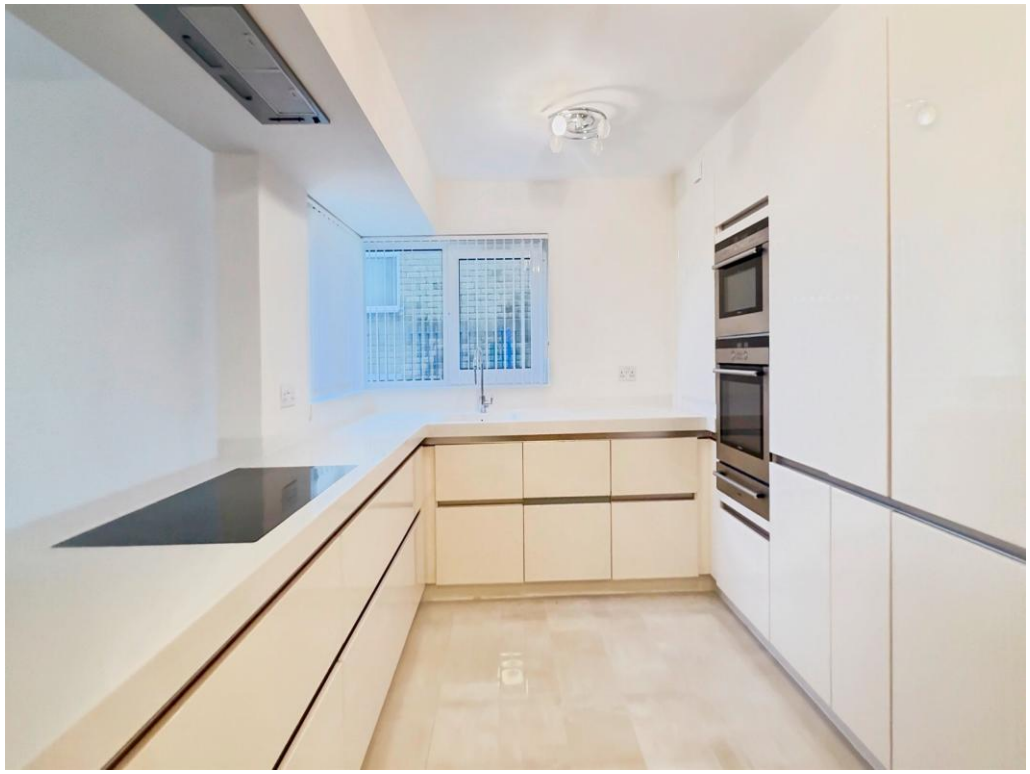
Lease: 125 years from June 2008 (Share of freehold)

Service charge; £3314 Per Annum

Ground rent: £0

Council Tax Band: BCP F

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.







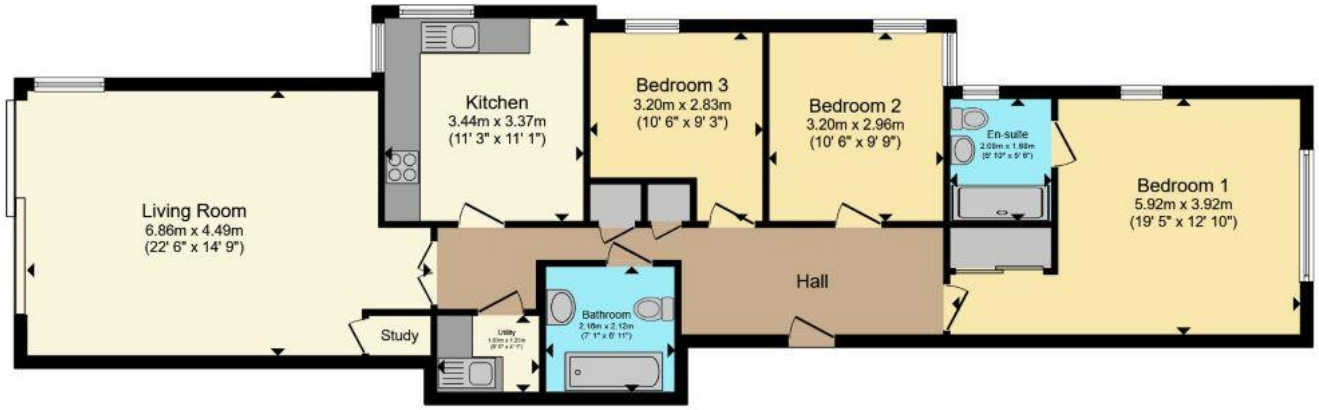












Total floor area 104.8 m² (1,128 sq.ft.) approx

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

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To view this property please contact Connells on

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: B

Council Tax Band: F

Service Charge: 3314.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306483

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.