

Connells

Southcote Road
BOURNEMOUTH

Southcote Road
BOURNEMOUTH BH1 3SR

for sale
£130,000







Property Description

Connells Southbourne are delighted to present this ground floor apartment, situated in a residential area just half a mile from the coast. The accommodation comprises a spacious double bedroom, an open plan kitchen and living area, a modern bathroom, and access to a communal garden. Offered with no forward chain, the property is an ideal first time purchase, investment opportunity, or holiday home.

Conveniently located approximately half a mile from the beach, the apartment also benefits from easy access to a wide range of local amenities. The beautiful Boscombe Chine Gardens are nearby, providing a picturesque route down to the award winning sandy beaches of Boscombe.

Boscombe is a vibrant and increasingly popular suburb of Bournemouth, offering an excellent selection of independent boutiques, cafés, bars, restaurants, and everyday shopping facilities. The beach can be accessed via the scenic Boscombe Chine Gardens, where residents and visitors can enjoy a variety of outdoor activities including climbing boulders, table tennis, beach volleyball, and paddleboarding.

The iconic Boscombe Pier is a popular local landmark, offering stunning views across Poole Bay, traditional seaside attractions, and a range of food kiosks. The seafront is also home to several restaurants, as well as a renowned surf school, making this a fantastic location for those seeking a coastal lifestyle.

Approach

This property benefits from its own private entrance at the rear. A pathway to the side leads to the front door via the communal garden and opens into the;

Sitting Room / Kitchen

Double glazed bay window to the rear aspect and two windows to the side. Electric radiator.

The kitchen area is fitted with a range of matching wall and base units with wood block effect worktops over. Single stainless steel sink and drainer unit. Inset electric hob with pull out cooker hood over and electric oven underneath. Space and plumbing for a washing machine. Space for fridge freezer.

Door through to the;

Inner Hall

Overhead cupboard housing the consumer unit. Door to;

Bedroom

Two double glazed windows to the side aspect. Electric radiator. Laminate flooring.

Bathroom

Obscure glazed window to the side aspect.

Modern suite comprising a panel enclosed bath with electric shower over. Wash hand basin with vanity unit. Low level WC. Chrome heated towel rail. Extractor fan.

Outside

To the rear of the building there is a south facing communal garden, mainly laid to level lawn with flower beds and borders. There is also secure bike storage for residents. There is a visitors parking bay as well as on street parking.

Agents Notes;

Lease: 125 years from 1 January 2016

Service Charge: £2540 per annum

Ground Rent: £350 per annum.

Council Tax: Band B - BCP Council

EPC Rating: C

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.







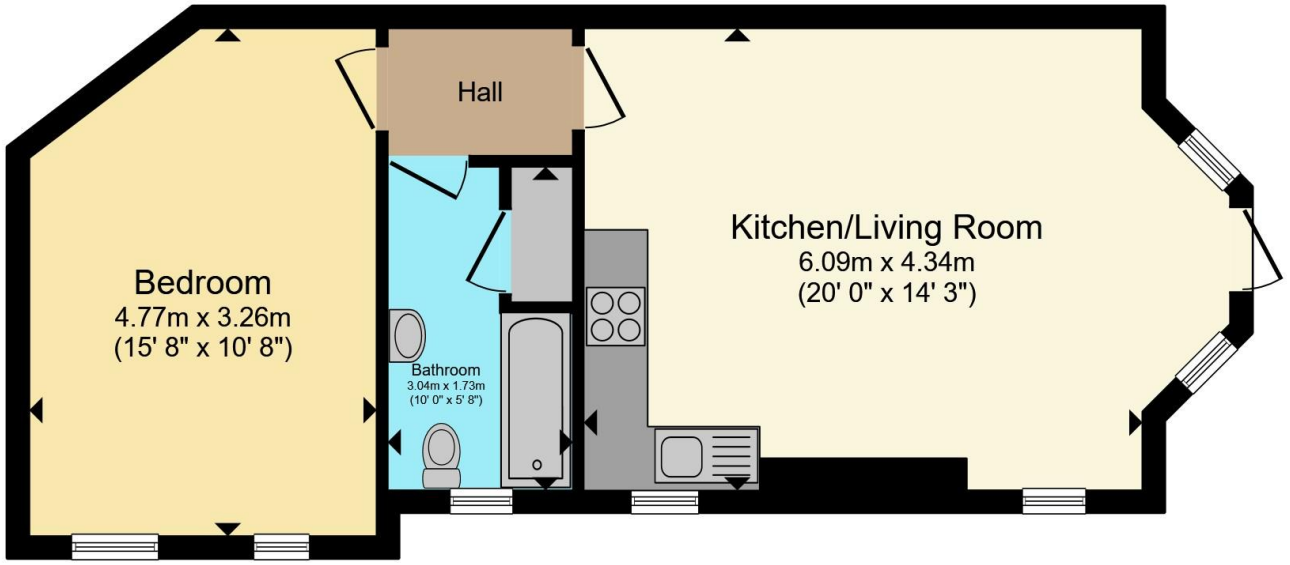









Annabel Court
KEEP
CLEAR



Ground Floor

Total floor area 47.4 m² (510 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: C

Council Tax Band: B

Service Charge: 2540.00

Ground Rent: 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306855

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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.