



Connells

Caledonian Court Christchurch Road
Bournemouth



Property Description

Connells present this second floor studio apartment which offers the perfect opportunity for someone looking to renovate and modernise. The property briefly comprises; one double bedroom, separate kitchen/dining space and bathroom.

Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants.

Also nearby is Bournemouth's renowned blue flag award winning sandy beaches, with direct access through Boscombe Chine Gardens. Here you will also find seafront restaurants as well as a surf school.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

There is a section of hardstanding to the front of the property, where there is off road parking through a gate. There is a communal entrance and the apartment is located on the second floor.

Bedroom

11' 10" x 10' 1" (3.61m x 3.07m)

Double glazed window to the front aspect.
Radiator. TV Point.

Kitchen

10' 7" x 8' 10" (3.23m x 2.69m)

Double glazed window to the front aspect.
Kitchen in need of updating but currently
comprises wall and base units with laminate
worktops over. One and a half bowl stainless
steel sink and drainer unit. Integrated electric
oven with four ring gas burner. Space and
plumbing for washing machine. Space for
freestanding fridge freezer. Wall hung gas
central heating boiler.

Bathroom

Obscure glazed window to the side aspect.
Panel enclosed bath with shower attachment
and mixer taps. Pedestal wash hand basin.
Low level WC. Radiator.

Agents Notes:

Cash Buyers Only

Lease: 99 Years from 25 December 1987.

Service Charge: £1636.14

Ground Rent: £140.00

Council Tax - Band A BCP Council





To view this property please contact Connells on

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BOURNEMOUTH BH6 3QU

EPC Rating: D

view this property online connells.co.uk/Property/SBN304697

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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