

Connells

Halebrose Court Seafield Road Bournemouth

Halebrose Court Seafield Road Bournemouth BH6 3DU

for sale offers in excess of **£130,000**







Property Description

A rare opportunity to acquire one of the larger one-bedroom apartments within the highly sought-after Halebrose Court retirement development, exclusively for the over 60s. Situated on the fifth floor, this superb apartment enjoys breathtaking panoramic sea views from every room, taking in the coastline towards Hengistbury Head and beyond.

Ideally located just 200 yards from Southbourne's clifftop, the development also benefits from easy access to local shops, amenities and regular bus routes connecting Bournemouth and Christchurch.

Accessed via both lift and stairs, the apartment is exceptionally light and airy, enjoying a favourable southerly aspect. Recent improvements include a new carpet in the lounge, a new heat pump, and new electric heating units throughout, providing modern comfort and enhanced energy efficiency.

The accommodation comprises a spacious entrance hall with two useful storage cupboards, a generous living room with stunning sea views and double doors leading to the separate kitchen. The kitchen is fitted with a range of base and eye-level units, built-in electric hob and oven, stainless steel sink, and space for additional appliances, all whilst enjoying far-reaching coastal views towards Hengistbury Head.

The well-proportioned double bedroom benefits from two built-in wardrobes, ample space for additional furniture and beautiful sea views. The recently modernised shower room features a large walk-in shower, vanity wash hand basin and WC,

Entrance

Accessed via a communal door, the flat can be accessed via the two lifts or staircase up to the fifth floor.

Hallway

Vinyl flooring, pendant lighting, heating unit, intercom,papered walls, electric sockets.

Lounge

Rear aspect UPVC double glazed window offering sea views, Newly carpeted flooring, pendant lighting, upgraded electric heater, electrical sockets. Double doors give access to;

Kitchen

Matching wall and base units, hob and extractor fan, integrated electric oven, space for under counter fridge and freezer, part tiled walls, vinyl flooring, electrical sockets.

Bedroom

Side aspect UPVC double glazed window with sea views, carpeted flooring, built in double wardrobe, pendant lighting, electrical

sockets.

Bathroom

walk in shower, vanity sink, WC, tiled walls, vinyl flooring, pendant lighting, extractor fan.

W/C

WC and a wash hand basin - this is separate from the main bathroom

Outside

The property has a large car park where spaces are allocated once completed and communal gardens

Agent Notes:

Tenure: 125 years from 1st August 1996

Ground Rent: £520 per annum

Service charge: £3478.82 per annum

Council Tax Band - BCP Band 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.

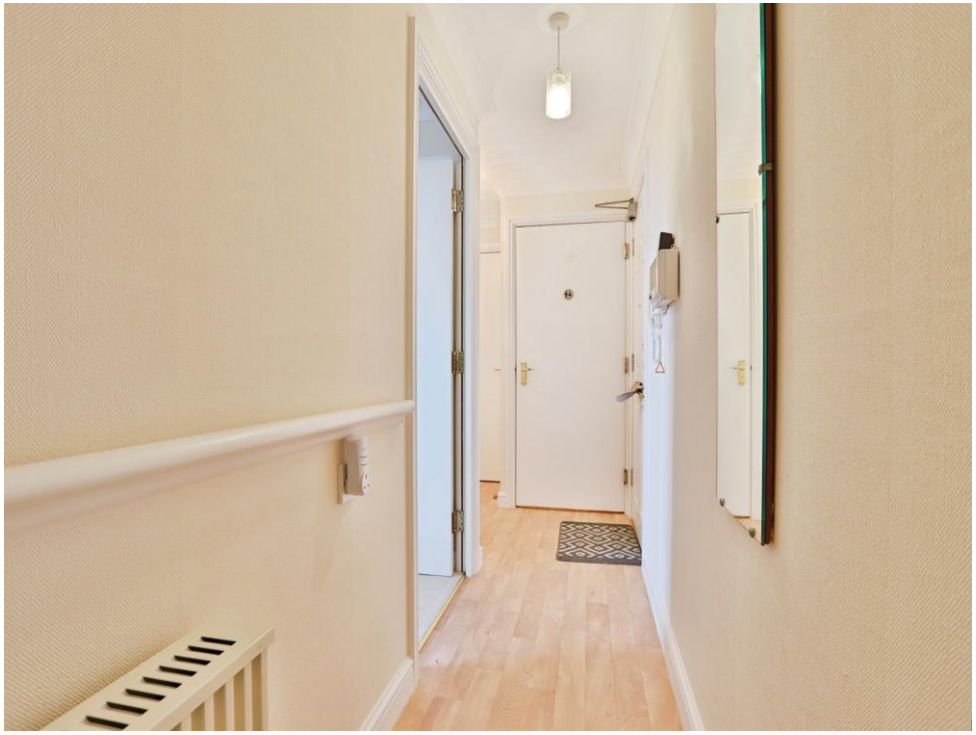






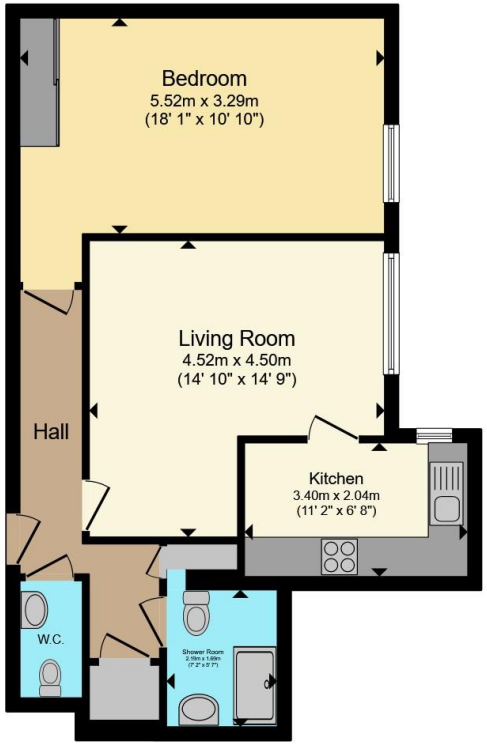












Total floor area 58.3 m² (627 sq.ft.) approx

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: C

Council Tax Band: C

Service Charge: 3478.82

Ground Rent: 520.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306852

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. 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.