



Connells

St. Albans Crescent
Bournemouth



Property Description

Situated in the highly sought-after Queens Park location, this well-presented two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property boasts spacious and well-proportioned accommodation throughout, comprising a bright and welcoming living room, a fitted kitchen, two bedrooms, and a bathroom. Being positioned on the ground floor, the flat benefits from easy access and practical day-to-day living.

A particular feature of the property is the private rear garden, providing an ideal outdoor space for relaxing, entertaining guests, or enjoying the warmer months. To the front, residents benefit from on-street parking.

Queens Park is renowned for its attractive surroundings, excellent local amenities, and convenient access to Bournemouth town centre, transport links, and the popular Queens Park Golf Course, making this a desirable place to call home.

Entrance Hall

Storage Cupboard, Hardwood Flooring.

Lounge

Feature Fireplace, Hardwood flooring, radiator, opening to Kitchen.

Kitchen

Cream wall and base units, wall knocked through to the lounge, granite worktops, hardwood flooring, range cooker, Side aspect double glazing, tiled over counter.

Conservatory

Hardwood flooring, UPVC double glazing, access to garden.

Bedroom 1

Front aspect double glazed bay window, corner fireplace, hardwood flooring, radiator.

Bedroom 2

Side access door, radiator, built in wardrobes, side aspect double glazing, laminate flooring.

Bathroom

WC, Wash hand basin, tiled flooring, walk in shower, radiator, half tiled walls.

Rear Garden

Concrete patio, Right hand side access gate, lawn, timber framed shed.

Parking

On street only.

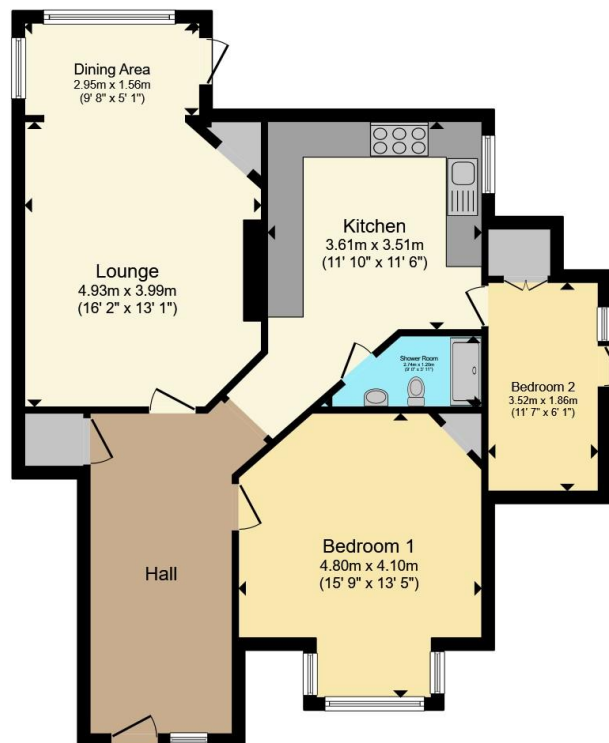
Agents Note

The seller is looking to extend the lease to 148 years upon completion.









Total floor area 82.5 m² (888 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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689 Wimborne Road
 BOURNEMOUTH BH9 2AT

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: As and Ground Rent:
 when basis. 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WIN307968

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Oct 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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