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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TOTAL APPROX. FLOOR AREA 226 SQ.FT. (21.0 SQ.M.)

FLOOR PLAN



Flat 16, 476 Christchurch Road
Bournemouth, BH1 4BD, Reduced To £62,950

MAIN FEATURES

- Bathroom
- Double Glazed
- First Floor Studio Apartment
- Gas Central Heating
- In Need Of Modernisation Throughout
- In Need Of Refurbishment Throughout
- Near By 5* Award Winning Sandy Beaches
- Nearby 5* Award Winning Beaches
- Parking
- Secure Telephone Intercom Entry System

Full Description

From the entrance hall you will find the studio space with ample room for both sleeping and relaxing. Off to the main living space is a separate kitchen and a three piece bathroom. The apartment is double glazed and has central heating but is in need of refurbishment throughout, making it an excellent investment opportunity, buy to let or first home. Further benefits include; first come first served parking, entry phone system and located close to local amenities and beaches.

This property is offered with no forward chain, a viewing is highly recommended to fully appreciate the potential scope. Call Lovett Estate Agents on 01202 303044 to arrange your viewing appointment.

Area

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

Tenure: Leasehold

Remaining Lease: 66 Years Remaining (Approximately £6,000 plus legal fees to extend to 99 Year Term)

Ground Rent: £150 per annum

Service Charge: £950 per annum

Rental Potential: £575 per calendar month

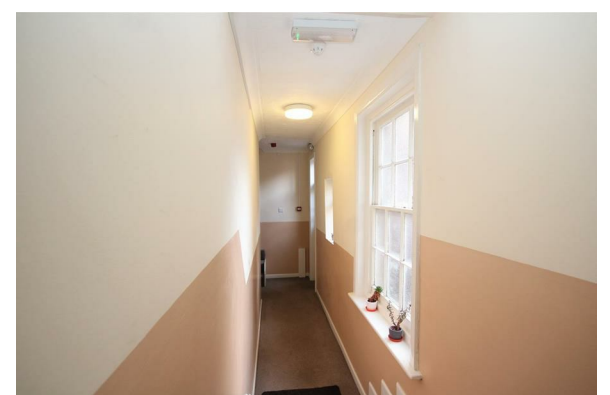
EPC Rating: D

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only.

Looking to sell? Call Lovett Estate Agents to arrange your complimentary valuation.



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Reduced To £62,950

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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