

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

FLOOR PLAN



504 Christchurch Road
Bournemouth, BH1 4BE, Reduced To £750,000

MAIN FEATURES

- Block Of Six Apartments
- Sold With Freehold Title
- Flats & Communal Areas Require Refurbishment
- Flats Will Be Sold Individually If Required
- Popular & Convenient Location
- Ideal As A Rental Investment
- Character Apartments With Great Potential

Area

Boscombe is a 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 unrivaled 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.

Full Description

A superb opportunity to acquire an investment portfolio of six flats located within a three storey end of terrace character block which was formerly a bank, situated in a convenient location on Boscombe High Street with access to all major bus routes and an easy walk to


Boscombe Gardens which lead to the sea front and pier. The block has the benefit of the Freehold title, with the flats and communal areas requiring varying amounts of refurbishment it offers great potential for an investor. All flats could be purchased separately and are sold with new 125 year leases.

- Flat 1 - £140,000 2 bedroom first & second floor maisonette (£750 pcm potential rental income)
- Flat 2 - £120,000 1 bedroom first & second floor maisonette (£650 pcm potential rental income)
- Flat 3 - £145,000 2 bedroom first & second floor maisonette (£750 pcm potential rental income)
- Flat 4 - £135,000 2 bedroom second floor flat (£750 pcm potential rental income)
- Flat 5 - £120,000 1 bedroom second floor flat (£650 pcm potential rental income)
- Flat 6 - £180,000 3 bedroom third floor flat (£875 pcm potential rental income)
- Basement area for storage which is approximately 1, 274 sq ft or 118.36 sq m

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

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

Reduced To £750,000

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A		76	
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F	32		
(1-20)	G			
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC 		



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