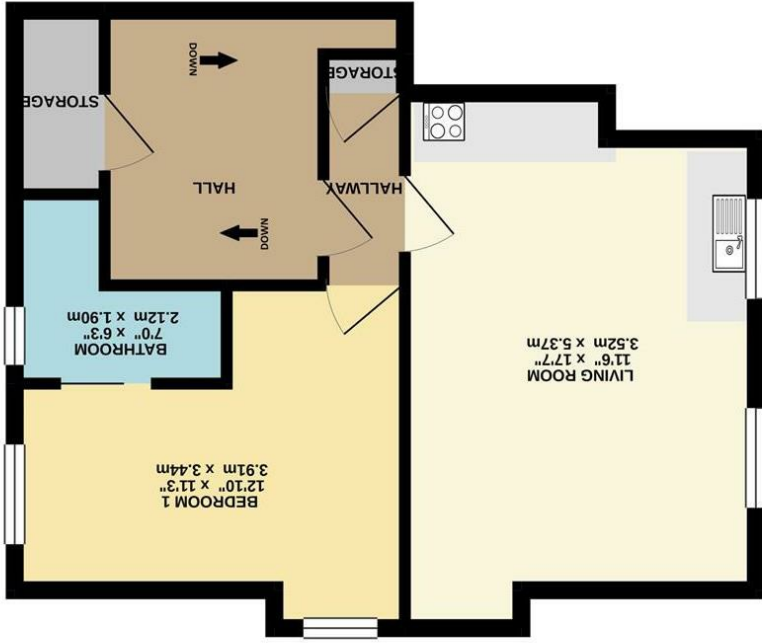


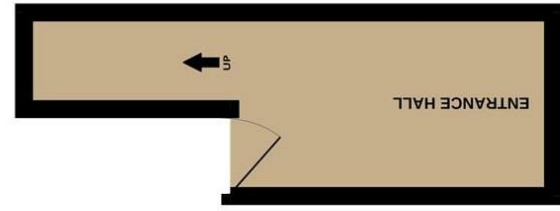
integrity of the premises and condition / working order of services, plants and equipment

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

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TOP FLOOR
436 sq.ft. (40.5 sq.m.) approx.



GROUND LEVEL
86 sq.ft. (8.0 sq.m.) approx.

FLOOR PLAN



732 Christchurch Road
Bournemouth, BH7 6BZ, Asking Price £100,000

MAIN FEATURES

- One Bedroom Maisonette
- Open Plan Living Kitchen/Living Room
- Fitted Kitchen with Oven & Hob
- Three Piece Bathroom
- New 125 Year Lease on Completion
- Gas Central Heating
- Near By 5* Award Winning Sandy Beaches
- Double Bedroom
- No Forward Chain
- Near By Train Station

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.



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Main Description

** 125 Year Lease ** One Double Bedroom Maisonette ** Superb Investment or First Time Buy ** Entrance With Storage ** Three Piece Bathroom ** Open Plan Kitchen/Living Room ** Near By 5* Award Winning Sandy Beaches ** Velux Windows ** Gas Central Heating ** Service Charge £180 p/a ** Near By Train Station ** Airport [6 miles] ** Potential Rental Return £650 pcm **

Tenure

Leasehold - with new 125 year lease on completion.

Service Charge - £180 per year.



Asking Price £100,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

