

FOR SALE



Christchurch Road, Bournemouth
Asking Price Of £155,000


MARTIN & CO



Christchurch Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £155,000

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SEPARATE FITTED KITCHEN
- GRADE II LISTED BUILDING
- CHARACTER HIGH CEILINGS

Martin and Co Welcome to the market, this charming ground floor 1-double bedroom apartment in this Grade II listed building. The property makes an ideal first time buyer or investment property and is ideally located to Boscombe Town Centre and Bournemouth Town Centre.



Enter the property via the large character front door to the building then Step straight into a large entrance hallway that leads to all principle rooms in the property. The hallway also boasts great storage which is ideal for storing coats, shoes and general house hold items.

The kitchen is modern and benefits from space for appliances including washing machine, oven with hob and freestanding fridge freezer. There is plenty of counter top space to Whip up dinner for you and your guests and plenty of under and over counter cupboard space.

The property boasts a character lounge with lovely high ceilings, stylist feature wall, picture rails and large bay windows , perfect for hosting friends with plenty of space of a dining table, with the bay window being a nice addition, providing the room with lots of natural light.

The bathroom has been renovated to an excellent standard and acts as an En-Suite shower room to the bedroom. Boasting a lovely walk-in shower unit, with stylish back fixtures and fittings, heated black towel rail, W/C, modern Hand Wash Basin with built in storage underneath. The bathroom has been fully tiled from floor to ceiling making maintenance a thing of the past.

The character bedroom like the lounge is a truly great size and makes an ideal retreat to come home to. Get the best night's sleep after a busy day in the office. There is plenty of space in the bedroom for all of one's furniture and the lovely bay windows can be found in here to.

The bedroom also benefits from the properties only bathroom, the En-Suite Shower room.

Parking can be found on street in a number of roads locally. The property couldn't be positioned more ideally, with easy access to Bournemouth Town Centre, medical services, Bournemouth Train Station, bus stops, supermarkets, and motorways. All the conveniences you need are just a stone's throw away, making your daily routine a simple one.

With just over 645 square feet of living space, this apartment is the perfect choice for first-time buyers, professionals, or singles looking to establish themselves in Bournemouth. The property will also be an ideal investment property and could achieve between **£800 - £900PCM**. Don't miss out on the opportunity to view this fabulous character property in person.



CALL NOW TO BOOK YOUR VIEWING!

AGENT NOTES

Tenure – Leasehold

Lease Length – 97 Years Remaining

Service Charge – approx. £1,878 per annum

Ground Rent - £ per annum

Pets – Permitted with Permission

Holiday Lets – Not Permitted

All mains utilities are connected

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

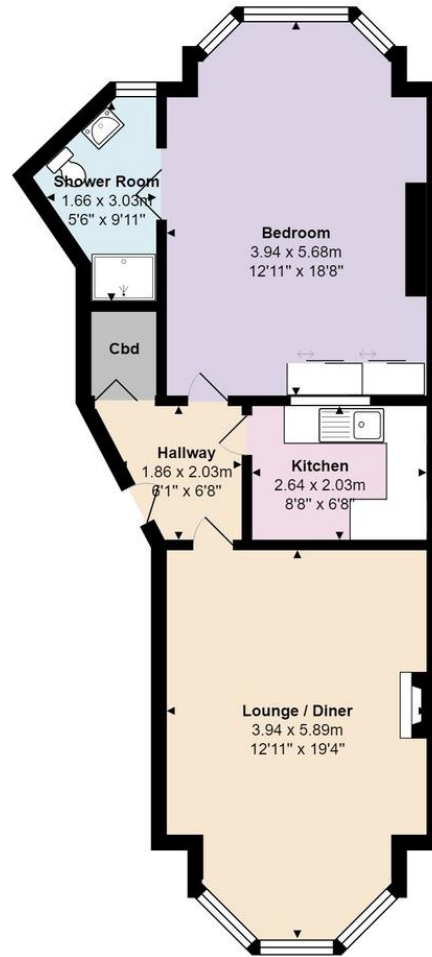
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 58.2 m² ... 626 ft²
 All measurements are approximate and for display purposes only



Martin & Co Bournemouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.





DRUMMOND COURT

Palmer
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