

**FOR SALE**



**Christchurch Road, Bournemouth**  
**Asking Price Of £190,000**

  
**MARTIN & CO**



## Christchurch Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £190,000

- 120 YEAR LEASE
- GROUND FLOOR
- REFURBISHED THROUGHOUT
- ALLOCATED PARKING
- PRIVATE GARDEN

Beautifully refurbished one double bedroom ground floor flat with allocated parking and garden.

The property benefits from a private entrance, feature handmade windows and patio doors, loft space, outside lighting, new gas central heating, cottage style internal doors, low maintenance enclosed garden and off road parking.

The refurbishment has been carried out to an extremely high standard and can be accessed via the private entrance to the side or through the garden via double opening doors.

Accommodation includes a modern fitted kitchen within the kitchen/living room, walk in double shower cubical and modern three piece suite, large double bedroom.



Pokesdown is a convenient location only yards from Bournemouth International airport (6 miles) offers from Kings Park with its extensive recreational and a varied schedule of flights to a number of sporting facilities, and close to neighbouring European destinations.

Boscombe and Southbourne, both extremely popular suburbs of Bournemouth offering 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.

Agent's notes:  
Tenure: Leasehold  
Term: 125 years from September 2019  
Remaining: 120 years

Ground Rent: £250 p.a.  
Service Charge: £1,000 p.a. divided between 4 leaseholders, on "as and when" basis.  
Holiday Lets: Not Permitted  
Pets: Via Freeholders Consent Upon Ownership  
Estimated Monthly Rental Return: £1,000 pcm  
Council Tax Band: A Band

EPC: C Rated

All mains connected



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. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

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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## 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.

