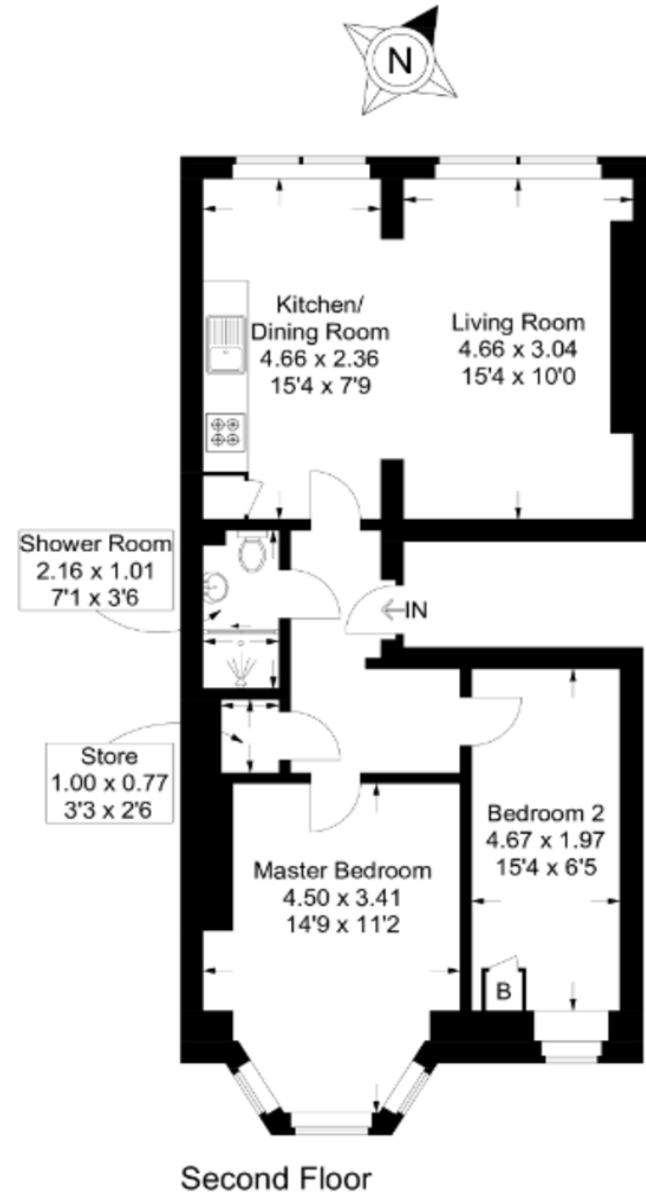


Property Location

Approximate Gross Internal Area = 60.5 sq m / 651 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.



Christchurch Road, Bournemouth

Offers Over £165,000



- 2nd FLOOR FLAT
- TWO BEDROOM
- NEWLY DECORATED
- NEWLY CARPETED
- DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- CONVENIENT LOCATION
- CLOSE TO SEA & SHOPS
- SECURITY ENTRY
- MODERN KITCHEN
- STORAGE CUPBOARDS
- ON ROAD PARKING
- NO FORWARD CHAIN
- LONG LEASE



Why you'll like it

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 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.

Summary A superb two double bedroom character second floor apartment, situated in a small, converted block in this listed building. New decorated and carpeted the property is light and airy throughout. and ready to move into. Situated in a convenient location just a few hundred yards from Boscombe Town centre and Boscombe Gardens, which leads to the pier and seafront. On a main transport link with buses into Bournemouth Centre near by.

Description .
Access via security entry front door through to communal hallway and stairs which lead to flat 4.

Door through to Hallway, storage cupboard, doors to all rooms. Lounge, a character bright room with large sash windows to front aspect, large archway to Kitchen giving a contemporary open plan feel, range of work surfaces with storage cupboards, oven and hob, washing machine and fridge freezer, space for breakfast table, sash window to the front.

Main Bedroom, a spacious double, coving, window to rear. Second Bedroom, window to rear. Shower Room, modern white suite, fitted shower cubicle, tiled, low level w.c, wash hand basin. Offered with no forward chain, ideal as a home or rental investment.

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 regards to any restrictive covenants that may apply.

Tenure.
Leasehold 115 Years remaining
Ground Rent £250 p.a.
Service Charge 1st Jan - 31st Dec. 2024 = £2,657.20
Council Tax B
Pets – Not permitted
Holiday Lets – Not permitted
All mains connected

