



Property Location



Total Area: 41.5 m² ... 446 ft²

All measurements are approximate and for display purposes only



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.



Barrack Road, Christchurch

Asking Price Of £180,000

Martin & Co Bournemouth

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172 Barrack Road
Christchurch
BH23 2BE

Key features:

- First Floor
- Apartment
- One Double Bedroom
- Open Plan Lounge Kitchen
- Modern Bathroom
- Off Street Parking
- Close to Amenities
- Close to Christchurch Town

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

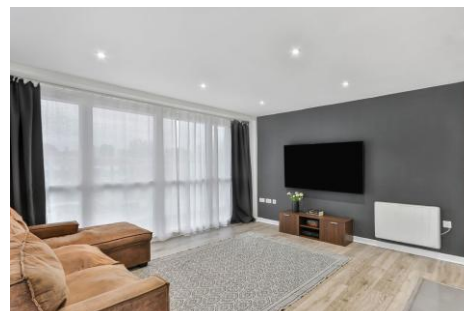
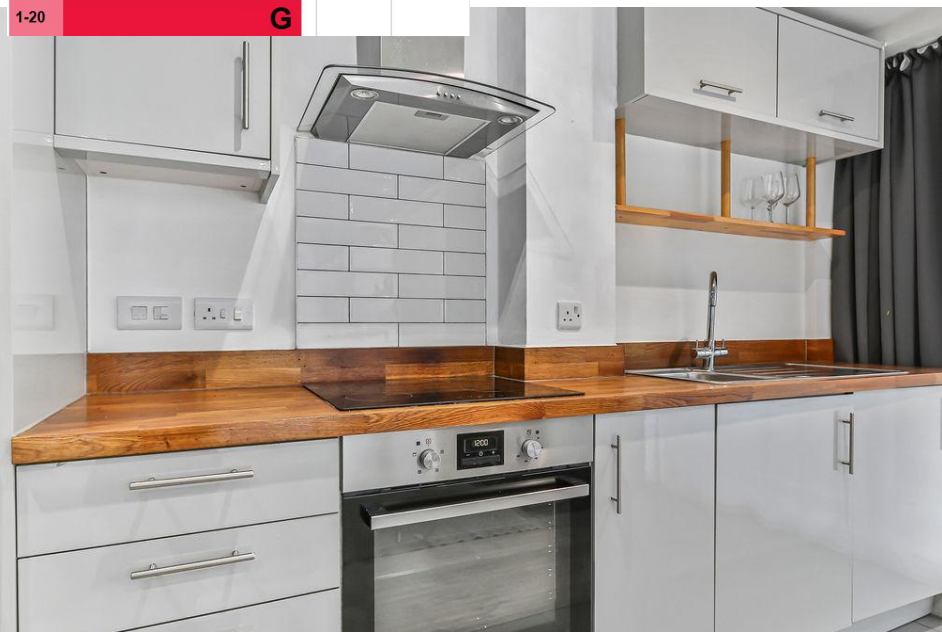


Why you'll like it

Situated on the Barrack Road, Christchurch and close to local amenities is this very well presented first floor one-double bedroom Apartment. Built in 2018, the apartment makes an ideal first time buyer property or would be a fantastic rental property achieving rents around £1000.00pcm. Christchurch gives you access to the best of both worlds; serene countryside vistas and a beautiful coastline. This charming and friendly town offers breathtaking views, delightful beaches, and a peaceful atmosphere.

The building itself is modern and contemporary and offers off street parking, secure entry phone system and well maintained grounds. As we enter the building we find clean communal hallways that lead to the stairwell and all properties in the building. There is also the added benefit of a lift in the building providing access to all floors.

As we enter the property itself, we are greeted with the entrance hallway that offers light grey laminate flooring, storage cupboard and intercom phone system. The hallway leads us to all other principle rooms in the property. As we make our way down the hallway, we find a fantastic combined lounge, kitchen dining space. This wonderfully bright room is made up of UPVC double glazed window that sit on both the front and side elevation of the building. The windows give you great views of the local scenery outside the building.



The grey laminate flooring continues into the lounge/kitchen area which is a great room to sit and relax in or to entertain your family and friends in. There is a fully fitted kitchen with integrated appliances including Zanussi oven, electric 4 burner hob, oven and extractor fan and fridge/freezer.

The double bedroom benefits from UPVC double glazed windows, spotlights in the ceiling, laminate flooring and space for a wardrobe.

The bathroom has been finished to a very modern standard and offers floor to ceiling tiled walls, tiled floor, full size bathtub with shower, heated towel rail, W/C and hand wash basin with mixer taps.

Agent's Notes:

Tenure: Leasehold

Length of lease: 118 years remaining

Annual ground rent amount: £79.00pa

Annual service charge amount: £990.00pa

Council tax band: B

Pets: Not Permitted

Holiday Lets : Not Permitted

Mains services 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 endeavor 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,

