

FOR SALE



Christchurch Road, Bournemouth

**1 Bedroom, 1 Bathroom, 2nd Floor
Studio**

Asking Price Of £85,000

MARTIN&CO



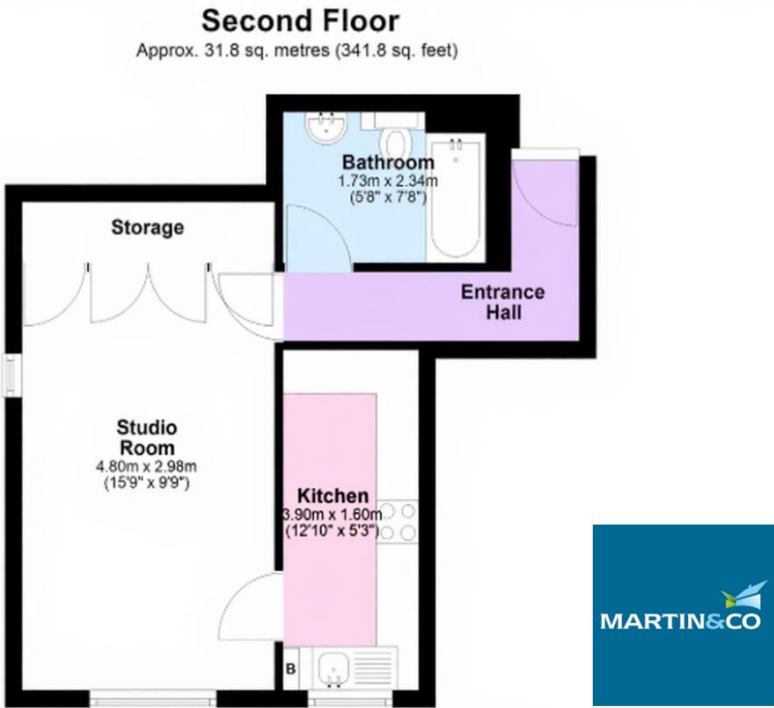
- Chain Free
- Great Investment
- Gas Central Heating
- Allocated Gated Parking
- Studio Flat
- Large Entrance Hall#
- Walking Distance To The Beach
- Recently Extended Lease
- Well Maintained Block
- Close To Local Amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

****CHAIN FREE**** Situated within the popular Caledonian Court development, this well-presented studio flat offers an excellent opportunity for both first-time buyers and buy-to-let investors alike. Ideally located on Christchurch Road, the property benefits from easy access to Bournemouth town centre, a wide range of local amenities, transport links, and the award-winning beaches.

The accommodation comprises a bright and well-proportioned studio living area with space for both living and sleeping, a fitted kitchen, and a separate bathroom. The layout has been designed to make practical use of the available space, creating a comfortable and functional home.

A particular highlight of the property is the recently extended lease, now offering approximately 151 years, providing long-term security and peace of mind for any purchaser. The flat further benefits from allocated parking within a secure gated development, an increasingly desirable feature in this central location.



Martin & Co Bournemouth
 • 192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com>



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.

