

# BELVOIR!

Belvoir Christchurch  
22a Bargates, Christchurch, Dorset, BH23 1QL

Southbourne Road, Bournemouth, Dorset BH6 5AQ



Guide price £195,000 Leasehold

Call: 07979810362

[belvoir.co.uk](http://belvoir.co.uk)

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\* SALE AGREED BY BELVOIR \* WELL PRESENTED FIRST FLOOR FLAT \* TWO BEDROOMS \* LOUNGE \* MODERN KITCHEN \* MODERN BATHROOM \* LEASEHOLD \* ALLOCATED OFF ROAD PARKING SPACE \* NO FORWARD CHAIN \*



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A well presented two bedroom first floor flat situated within close proximity of Southbourne high street and it's award winning beaches. The block was constructed in 2007 with the accommodation comprising an entrance hall with storage cupboards and doors leading to all rooms. The lounge is situated at the front of the flat with two UPVC double glazed windows. The kitchen is located next to the lounge and benefits from an integrated oven, gas hob and extractor fan, fridge/freezer and washing machine. There are two bedrooms and a modern family bathroom benefiting from a bath with shower attachment and glass shower screen, WC, wash hand basin and heated towel rail. Externally the property benefits from an allocated off road parking space.

Lease Remaining - 86 years.

Ground Rent - £200pa

Service Charge - £700 every 6 months (includes building insurance)

The property is conveniently located in the popular BH6, Southbourne location. Local shopping facilities are within close proximity along with bus routes. The award winning beaches are a short walk away. Local primary and secondary schools are close by.

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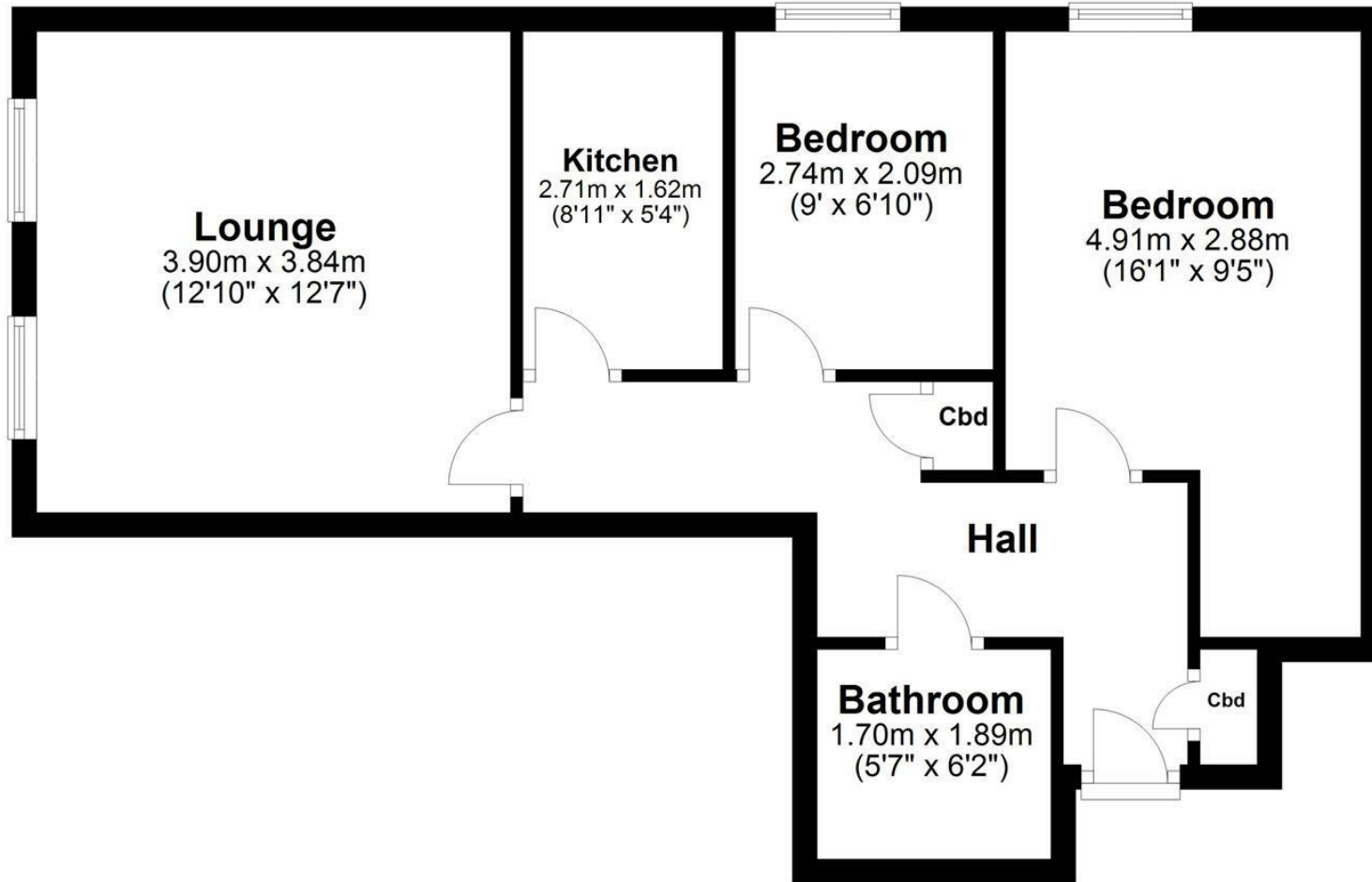
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# First Floor Flat

Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 51.4 sq. metres (553.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		