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Auctioneers

Hamble Court, 68 Christchurch Road, Bournemouth, BH1 3PF

£220,000 – Leasehold

**Spacious 6th Floor Apartment | Walking Distance to Clifftop and Sandy Beach | Living Room with door to Balcony
Kitchen | 2 Double Bedrooms | Shower Room | Separate W/C | Secure Underground Parking**

A spacious 6th Floor apartment with stunning views from the balcony, situated in a most convenient location just a short drive from Bournemouth's bustling town centre and just half a mile walk to the stunning cliff top and sandy beaches below. The property features double glazing, 22' reception room, 12' kitchen, two double bedrooms, modern shower room and separate w/c, secure underground parking plus well tended communal grounds. No Chain - Viewing recommended.

Enter the block via the well maintained communal entrance with Entryphone system and lifts to all floors. The flat itself has a spacious hallway with three large storage cupboards, and leads to the impressive double aspect 22' reception room which has a large window to the front and a door to the south facing balcony. The 12' kitchen is fitted with a range of wall and base units with space for appliances and has a window overlooking the rear. Both bedrooms are an excellent size and both have fitted wardrobes. There is a modern shower room with basin and stylish tiling plus a separate w/c.

Underground Secure Parking - One space for car, plus bike storage. Visitors parking to rear.

Tenure: Leasehold - New Lease to granted Upon Completion
Service Charge: Approx. £2,290 per annum
Council Tax Band: C

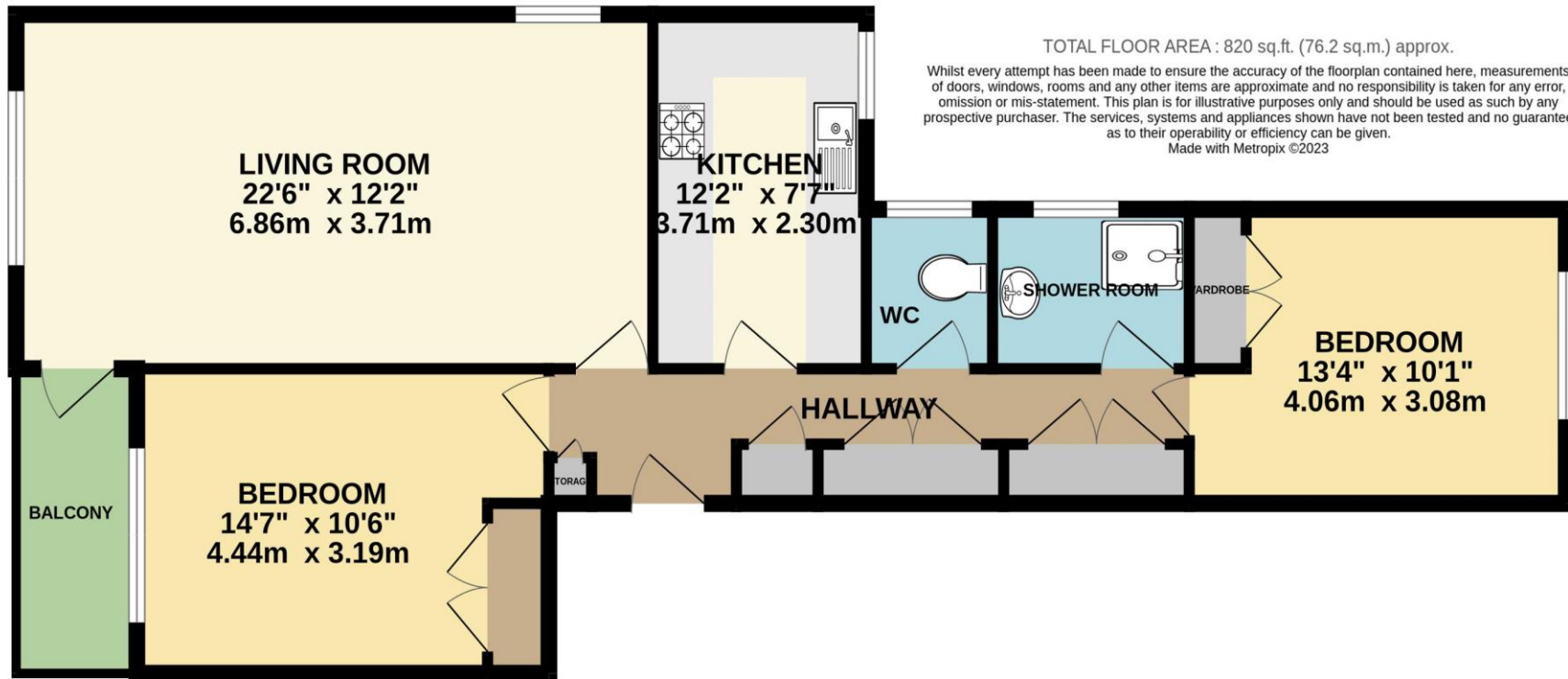
Ground Rent: Peppercorn (Once New Lease Completed)
EPC Rating: 53 | E





SIXTH FLOOR

820 sq.ft. (76.2 sq.m.) approx.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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