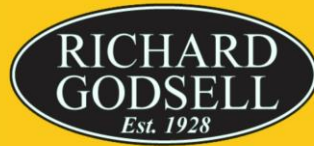


Estate Agents



Auctioneers



**Warwick Place, Christchurch Road, Pokesdown,
Bournemouth. BH7 6DQ
Offers in Excess of £175,000 Leasehold**

One Bedroom Split Level Maisonette | Communal Entrance | Lobby | Modern Kitchen
Reception Room | Stairs to First Floor Landing | Double Bedroom | Bathroom
Loft Storage | Off Street Parking | Garden Area

Warwick Place, Christchurch Road, Pokesdown, Bournemouth. BH7 6DQ

Offers in Excess of £175,000 Leasehold

A well presented one bedroom split-level maisonette ideally situated close to local shops and the train station at Pokesdown with easy access into central Bournemouth.

The property features UPVC double glazing, gas fired central heating, 13' reception room with double glazed patio doors leading to courtyard garden or parking area, modern kitchen with built-in oven and hob, double bedroom and modern bathroom. Loft space for storage.

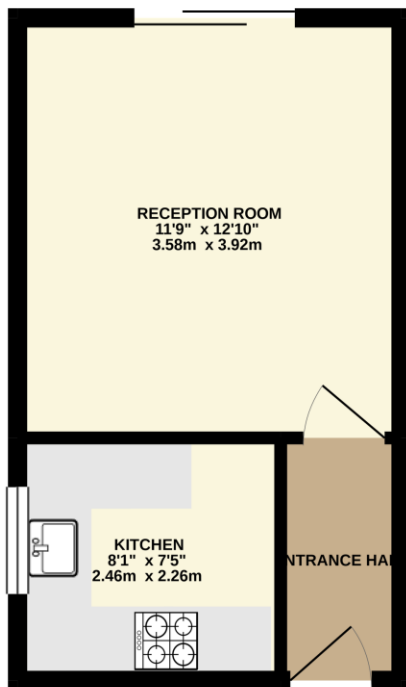
The property retains a large gravel area which can be used as off street parking for one car.

Lease: Approx. 101 years remaining.

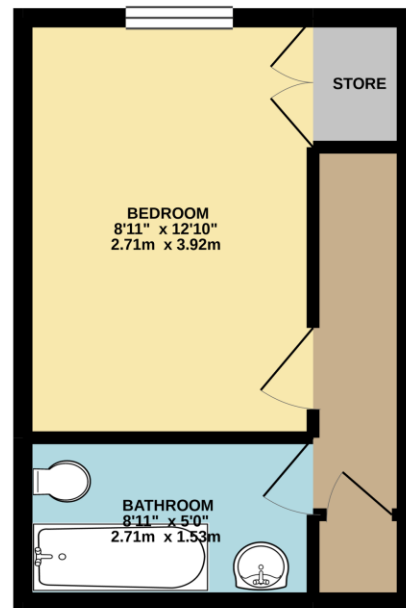
Ground Rent: £200 per annum

Maintenance: £464 per annum

GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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