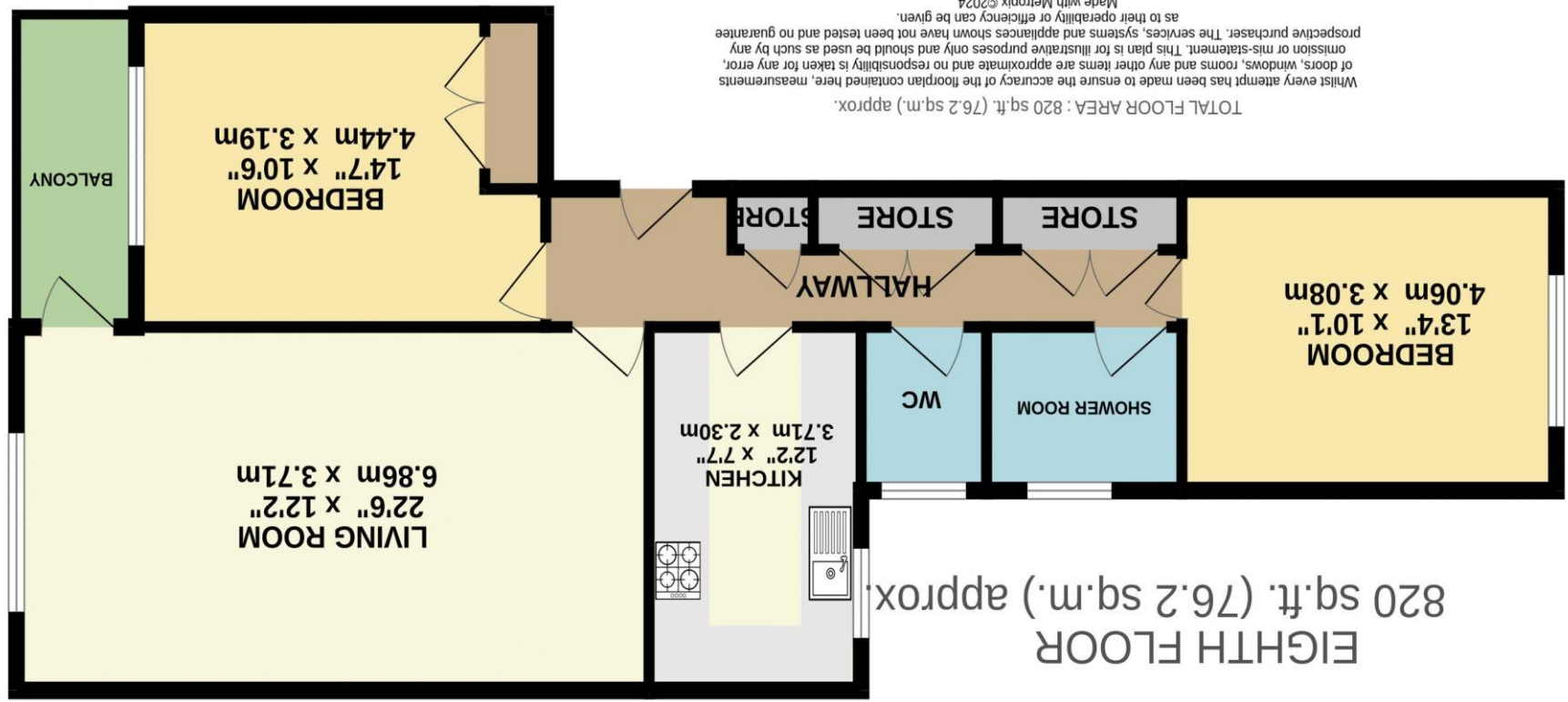


Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey 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.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. TOTAL FLOOR AREA: 820 sq. ft. (76.2 sq.m.) approx.
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Hamble Court, Christchurch Road, Bournemouth, Dorset, BH1 3PF

£243,000 – Leasehold

**Spacious 8th 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 8th-floor apartment with stunning sea views from the balcony, located in a very convenient area just a short drive from Bournemouth's town centre and a half-mile walk to the beautiful cliff top and sandy beaches. The property includes double glazing, a 22-foot reception room, a 12-foot kitchen, two double bedrooms, a shower room, separate toilet, secure underground parking, and well-tended communal grounds. No Chain - Viewing recommended.

Access to the block is through the well-maintained communal entrance with an Entryphone system and lifts to all floors. The flat has a spacious hallway with three large storage cupboards, leading to the impressive double-aspect 22-foot reception room with a large front window and a door to the south-facing balcony. The 12-foot kitchen has a range of wall and base units, with space for appliances and a rear window. Both bedrooms are spacious and have fitted wardrobes. There is a modern shower room with a basin and stylish tiling, as well as a separate w/c.

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

Tenure: Leasehold
Ground Rent: Peppercorn
Service Charge: Approx. £3,000 per annum
EPC Rating: D
Council Tax Band: C

