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

£225,000 – 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 clifftop 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

