

Estate Agents



Auctioneers



Hartley Down, Christchurch Road, Bournemouth, BH1 3PJ
Guide Price £185,000 - Share of Freehold

Two Bedroom Third Floor Apartment | Secure Communal Entrance & Lift To All Floors
Hallway | Kitchen | Bathroom | 21ft South Facing Lounge/Diner | Two Bedrooms
Underground Parking Space | Communal Grounds | Leasehold | No Chain

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For sale is a spacious and well-presented two-bedroom apartment located on the third floor. This property is conveniently situated just a short drive from Bournemouth's town centre and a half-mile walk to the beautiful clifftop and sandy beaches. It features double glazing, electric heating, and new carpets in the hallway and lounge/diner. The apartment also includes a modern kitchen, two bedrooms, a contemporary bathroom, secure underground parking, and well-maintained communal grounds set back from the main road. There is no chain involved, and viewing is highly recommended.

Access to the building is through a well-kept communal entrance equipped with an entry phone system and lift to all floors. Upon entering the flat, you'll find a spacious hallway with two storage cupboards. This hallway leads to the impressive south-facing double-aspect 21-foot lounge/diner, which has a large front window offering pleasant views of the beautiful grounds and mature trees. The modern kitchen is equipped with a range of wall and base units, a built-in oven and hob, and space for additional appliances, with a window overlooking the side.

Both bedrooms are a good size, and the second bedroom features a fitted cupboard. The modern bathroom includes a stylish three-piece suite consisting of a bath/shower, a WC, and a vanity sink unit, all accented with contemporary tiling and a window on the side.

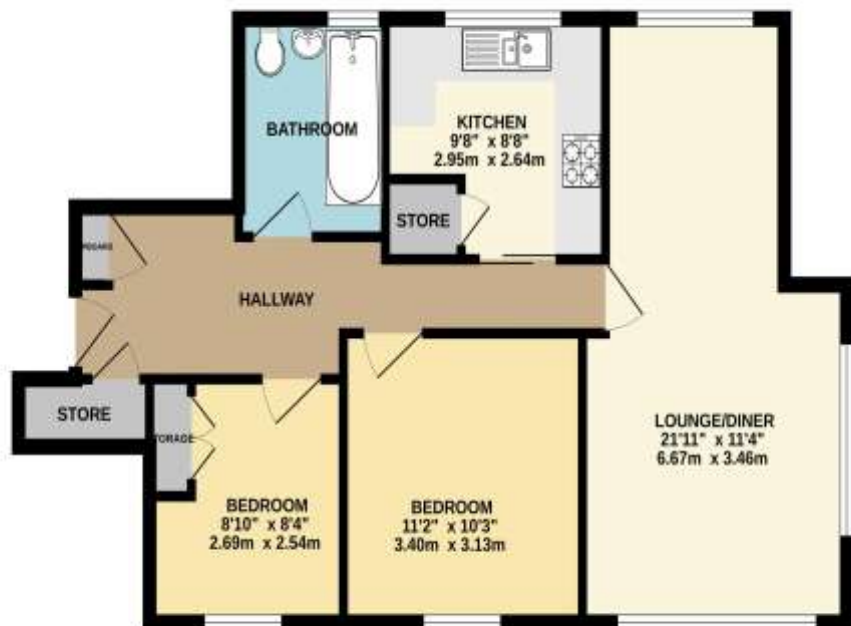
Additional features include one secure underground parking space, bike storage, and available visitor parking at the rear.

Tenure: Share of Freehold - 956 years remaining

Service Charge: £240.00 per month

EPC Rating: 58 | D

Council Tax Band: B



While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Please refer to the EPC and Energy Rating.

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.