







## Christchurch Road, Bournemouth, BH1 3PD Guide Price £180,000 - Leasehold

Two Bedroom First Floor Flat | Communal Entrance | Hallway | Lounge | Modern Kitchen Modern Shower Room | Two Bedrooms | Allocated Parking | Long Lease | No Chain

## Palm Court, Christchurch Road, Bournemouth, BH1 3PD Guide Price £180,000 - Leasehold

This immaculately presented two-bedroom first-floor apartment is situated in a great location, within close proximity to Bournemouth town centre, Bournemouth University and the stunning clifftops and beaches. The property features double glazing, modern electric heating, a 13ft reception room, a modern kitchen equipped with a built-in oven and hob, two good-sized bedrooms, and a contemporary shower room. There is also allocated parking available.

The property has been successfully used as a holiday let, making it a great option for a second home by the sea, a rental investment, or a permanent residence. The well-maintained building offers the added convenience of a secure communal entrance, a lift service, and the benefit of being adjacent to a local supermarket for essential daily goods.

This property is offered with no chain, and viewing is highly recommended.

Tenure: Leasehold (Holiday Lets & Pets Allowed on Lease) Service Charge: £1,400.00 per annum Ground Rent: £150.00 per annum Council Tax Band: A EPC Rating: 53 | E



GROSS INTERNAL AREA TOTAL: 548 sq.ft, 51 m<sup>2</sup>

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 firms employment has the authority to make or give any representation or warranty in respect of the property.