



**Connells**

The Cotton Exchange Christchurch Road  
Bournemouth

# The Cotton Exchange Christchurch Road Bournemouth BH1 4AJ

for sale  
£150,000



## Property Description

Connells are pleased to present this unique split level apartment, within 160 meters of Boscombe High Street. It briefly comprises one double bedroom, open plan kitchen/sitting room, lower ground study area and modern bathroom suite. It is currently let for £950 PCM and is being offered with no forward chain.

The Cotton Exchange is a fantastic development of 39 converted, luxury apartments located in the heart of Boscombe just moments from a wealth of local amenities and only 0.5 mile walk from the beach.

Originally built in the 1800s, the building opened as a branch of the exclusive Plumbers Department Store; purveyors of luxury items to the wealthy residents of Boscombe and Bournemouth. The building has now been completely restored back to its former glory utilising its Victorian architecture. Alterations have also been made to further advance its appeal - adding a contemporary twist for the 21st century.

Boscombe has a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as paddleboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

## Approach

The entrance to this apartment is located on Adeline Road and one of our sales representatives will meet you there. A secure entry system gives access to the communal entrance. Front door opens into the;

## Kitchen / Sitting Room

16' 9" max x 16' 7" ( 5.11m max x 5.05m )

Kitchen area;

Double glazed windows to the side aspect. Kitchen fitted with a range of matching wall and base units with quartz worktops over. 1 1/2 stainless steel sink and drainer unit. Electric ceramic inset four ring hob with stainless steel cooker hood over and electric oven underneath. Integrated fridge freezer and space and plumbing for washing machine. Porcelain tiled floor. Cupboard housing gas central heating boiler.

Sitting Room;

TV Point. Vertical radiator. Wood effect laminate flooring. Stairs up to bedroom

## Bedroom

11' 6" x 8' 9" ( 3.51m x 2.67m )

Large internal window to front aspect. Vertical radiator. Painted exposed brick.

## Study

9' 9" x 8' 7" ( 2.97m x 2.62m )

Stairs down to a lower ground area which would be ideal as a work from home space or gym. Vertical radiator.

## Bathroom

Three piece modern suite comprising tile enclosed bath with chrome shower attachment over. Wash hand basin with vanity unit. Low level WC. Chrome heated towel rail.

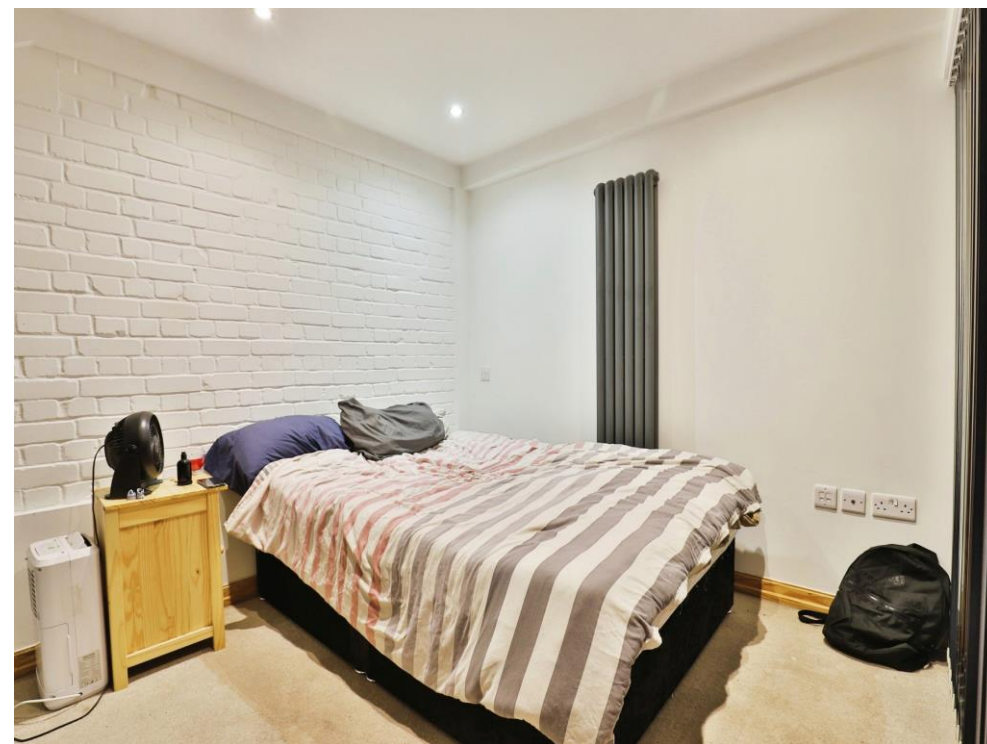
## Agents Notes:

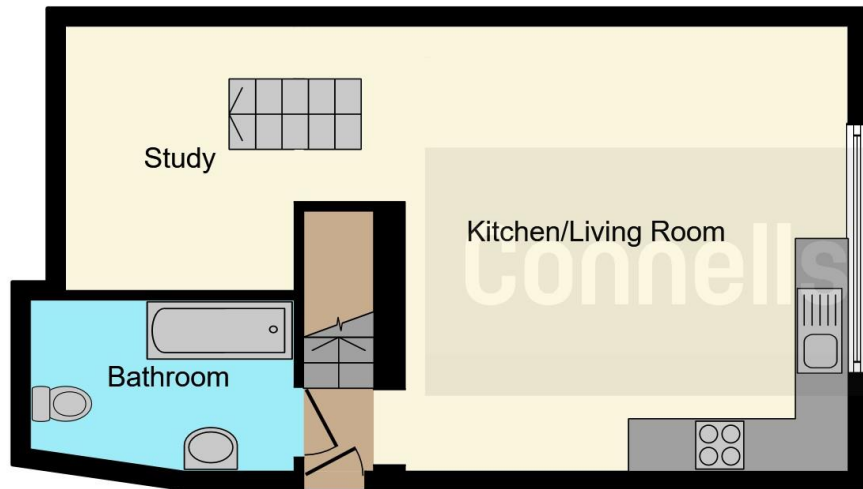
Lease: 125 years from November 2015

Service Charge:£2026.07 per annum

Ground Rent: TBC

Council Tax - Band A - BCP Council





**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBN305922](http://connells.co.uk/Property/SBN305922)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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