



BERKELEY MANSIONS

Connells

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Berkeley Mansions Christchurch Road
Bournemouth



Property Description

Connells Southbourne are pleased to present this spacious two double bedroom apartment, located on the ground floor of a character art deco block in Landsdowne and within half a mile of Bournemouth Town Centre and Railway Station. The accommodation comprises a large entrance hall with built in storage, a sitting / dining room, separate kitchen and bathroom with a separate WC. The apartment benefits from share of the freehold and no forward chain.

The beaches between Bournemouth and Boscombe Piers are within a 600 Meter walk through Boscombe Chine Gardens. There are many beach activities ranging from paddleboarding to beach volleyball with equipment for hire. The iconic Piers offer fabulous views across Poole Bay with plenty of kiosks and seafront restaurants.

Approach

The flat itself is positioned on the ground floor and approached via a communal door and entry phone system with a wonderful original wooden art deco door providing access into the;

Entrance Hall

12' 8" x 7' 8" (3.86m x 2.34m)

Doors to all rooms. Large walk in storage cupboard. Stripped and varnished original floor. Radiator.

Sitting Room

17' 4" x 11' 4" (5.28m x 3.45m)

Double glazed window to the front aspect. Brick feature fireplace. Radiator. Stripped and varnished original floors.

Kitchen

12' 5" x 7' 6" (3.78m x 2.29m)

Double glazed window to the side aspect. Kitchen fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Inset four ring gas burner. Eye level electric oven. Pull out larder. White goods include a washing machine and a freestanding fridge freezer.

Door leading to outside and to two full height storage cupboards.



Bedroom One

12' 4" x 8' 9" (3.76m x 2.67m)

Double glazed window to the front aspect. Wall hung gas central heating boiler. Radiator.

Bedroom Two

12' 4" x 8' (3.76m x 2.44m)

Double glazed window to the front aspect. Radiator.

Bathroom

Obscure glazed window to the side. Panel enclosed bath with chrome shower attachment over. Pedestal wash hand basin. Radiator. Fully tiled.

Cloakroom

Obscure glazed window to the side. Low level WC. Part tiled walls and tiled floor.

Outside

A door gives direct access to a gated communal area where two large walk-in full height storage cupboards are allocated to the flat. A locked gate to the side then provides access directly onto south facing communal gardens which are laid to lawn and surrounded by shrubs.

Agents Notes;

Lease: 999 from March 1958

Service Charge: £2278.84 per annum

Ground Rent: £0

Council Tax Band C - BCP Council





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

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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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