

Berkeley Mansions Christchurch Road Bournemouth



# Berkeley Mansions Christchurch Road Bournemouth BH1 3NU



## **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

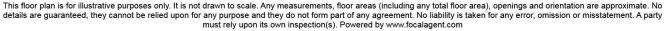
Ground Rent: £0

Council Tax Band C - BCP Council









To view this property please contact Connells on

#### T 01202 423 281 E southbourne@connells.co.uk

73 Southbourne Grove BOURNEMOUTH BH6 3QU

EPC Rating: C

# view this property online connells.co.uk/Property/SBN306071

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.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk







Tenure: Leasehold



Property Ref: SBN306071 - 0006