



Connells

Christchurch Road
BOURNEMOUTH

Christchurch Road
BOURNEMOUTH BH7 6BZ

for sale offers in excess of
£130,000



Property Description

Connells are pleased to present this top floor flat located just over 300 meters from Boscombe High Street and within ½ a mile of Boscombe Overcliff. The property comprises one double bedroom, kitchen/sitting room and bathroom. It is modern throughout and would make an ideal first time buy or investment.

Boscombe is a popular suburb of Bournemouth and there are 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 pasteboards 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.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Approach

The communal entrance is located at the rear of the building and has a secure entry system. Stairs lead to the first floor landing and the front door opens into the;

Entrance Hall

Wall mounted secure entry phone. Cupboard housing meter. Electric radiator. Doors to all rooms.

Sitting Room / Kitchen

21' 8" x 8' 7" (6.60m x 2.62m)

Double glazed window to the rear aspect. TV Point. Electric heater. Kitchen is fitted with high gloss base units with wood block effect worktops over. Inset electric hob with electric oven under and stainless steel cooker hood over. Tiled splashbacks. Stainless steel sink and drainer unit.

Bedroom

14' 2" x 8' 4" (4.32m x 2.54m)

Double glazed window to rear aspect. TV point. Wall mounted electric heater.

Bathroom

Modern three piece suite comprising a panel enclosed bath with shower attachment over, hand wash basin with vanity unit. Low level WC. Extractor fan. Chrome heated towel rail. Fully tiled walls.

Outside

Secure electric gates lead to the underground parking.

Agents Notes;

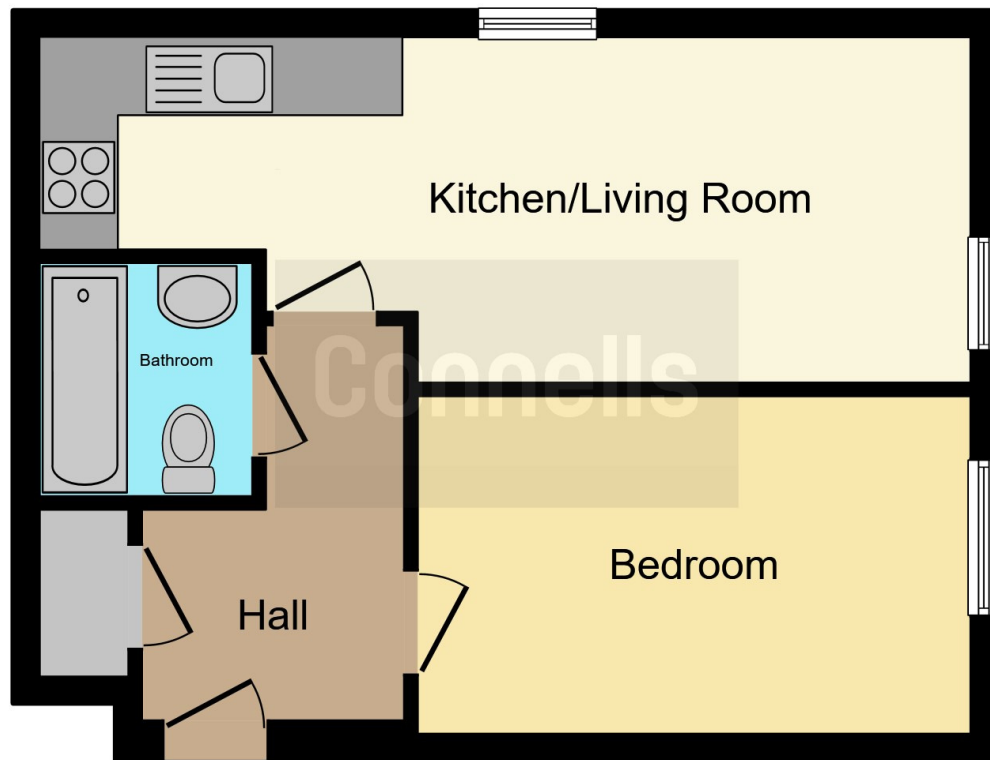
Lease: 125 years from May 2019

Service Charge: £966 per annum

Ground Rent: £250 per annum

Council Tax Banding - Band A - 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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SBN306076

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: SBN306076 - 0008