

for sale

£170,000



732a Christchurch Road Bournemouth BH7 6BZ

Connells are pleased to present this two bedroom flat, located just over 300 yards from Boscombe High Street and within half a mile of Boscombe Overcliff. The property is being offered chain free and is modern throughout and would make an ideal first time buy or investment.



# 732a Christchurch Road Bournemouth BH7 6BZ

## Approach

The property is situated above commercial premises and there is a pathway, accessed via a secure gate, which leads to the communal entrance. The stairs take you to the first floor where the door opens to the;

## Entrance Hall

Double glazed window to side aspect. Storage cupboard.

## Sitting Room

16' 8" max x 11' 4" max ( 5.08m max x 3.45m max )

Double glazed bay window to front aspect. Laminate flooring. TV and telephone points. Radiator.

## Kitchen

6' 5" x 6' ( 1.96m x 1.83m )

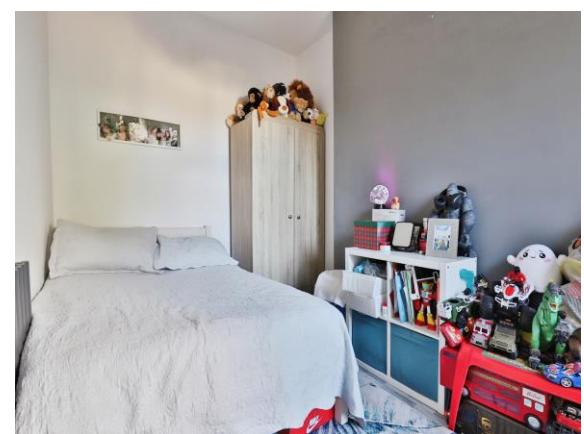
Double glazed window to front aspect. Fitted with a range of matching gloss wall and base units with laminate worktops over. 1½ bowl stainless steel sink and drainer unit. Inset four ring electric hob with integrated electric oven underneath and stainless steel extractor hood over with tiled splashbacks. Space and plumbing for washing machine. Space for freestanding fridge / freezer. Wall mounted combination boiler. Breakfast bar.

## Bedroom One

11' max x 10' ( 3.35m max x 3.05m )

Measurements plus wardrobe recess.

Double glazed window to rear aspect. Laminate flooring. Radiator.



## Bedroom Two

12' 8" max x 8' 3" ( 3.86m max x 2.51m )

Double glazed window to rear aspect. Laminate flooring.

Radiator.

## Shower Room

Obscure double glazed window to the side aspect. Modern shower room fitted with a shower cubicle with sliding doors. Wash hand basin with vanity unit. Low level WC. Fully tiled walls. Chrome heated towel rail.

## Agents Notes:

Lease: 189 years from 27 September 1985

Service Charge: As & When Basis

Ground Rent: £0

Buildings Insurance: TBC

Council Tax 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](http://www.focalagent.com)

To view this property please contact Connells on

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73 Southbourne Grove  
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Property Ref: SBN306377 - 0003

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/SBN306377](http://www.connells.co.uk/Property/SBN306377)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 19 Sep 2025. 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.

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