

FOR SALE



Christchurch Road, Bournemouth
Asking Price Of £159,000

MARTIN&CO



Christchurch Road, Bournemouth

1 Bedroom, 1 Bathroom

Asking Price Of £159,000

- ONE DOUBLE BEDROOM
- FIRST FLOOR APARTMENT
- PART REFURBISHED
- LONG LEASE
- OFF STREET PARKING

Martin & Co are pleased to offer for sale this 1-Double bedroom apartment situated on the Christchurch Road and offering in excess of 480 sq ft of living space. Ideally located to Boscombe Chine Gardens which provides direct access to Bournemouth's nationally recognised Beaches, Pier and Promenade.

There is very easy access to many local shops, bars, restaurants, schools and leisure facilities locally. Commuters will love the accessibility to transport links and short commute to Bournemouth Town Centre with its great shopping facilities and attractions.

Requiring some TLC, this property would make an ideal first time buyer home or investment property with possible rental yields of 6.75% once the property has been refurbished. The apartment has the benefit of double glazing throughout, gas central heating and entry phone system.

To the front of the building we find a drive and car park area with allocated off street parking for a car. A secure entry front door, leads to the enclosed lobby area, door to the entrance hall that leads to a further lobby area, and then on to all flats in the building.



The property comprises of a double bedroom, that provides ample space for all your bedroom furniture. There is a large window providing plenty of light and fresh air to the bedroom.

The bathroom benefits from a full size bathtub with tiled wall surround, glass shower screen, shower over the bathtub, white W/C and White hand wash basin. There is laminate flooring and a radiator completes the room.

Down the hall you find a level change and a small internal set of steps lead you to the combined lounge, kitchen, diner. This is a fantastic space that is ideal for movie nights in or entertaining family and friends. The lounge boasts a glass block feature in the wall, curved partition to the kitchen, is neutrally decorated and has carpeted floors.

The kitchen has plenty of counter top and cupboard space and boasts a Gas Hob, Oven, under-counter fridge/freezer, extractor fan and space for the washing

machine. There is also an extractor fan and window for added fresh air.

The property has just undergone a light refurbishment, so call now to book your appointment.

Agent's Notes:

Tenure – Leasehold

Lease - 975 years remaining

Service Charge - £1650 per annum including Reserve fund donation of £220.00 per annum

Ground Rent - £0

Holiday Lets – Not Permitted

Pets –Not Permitted

All mains utilities are connected.

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. General: while we endeavour to make our sales



particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

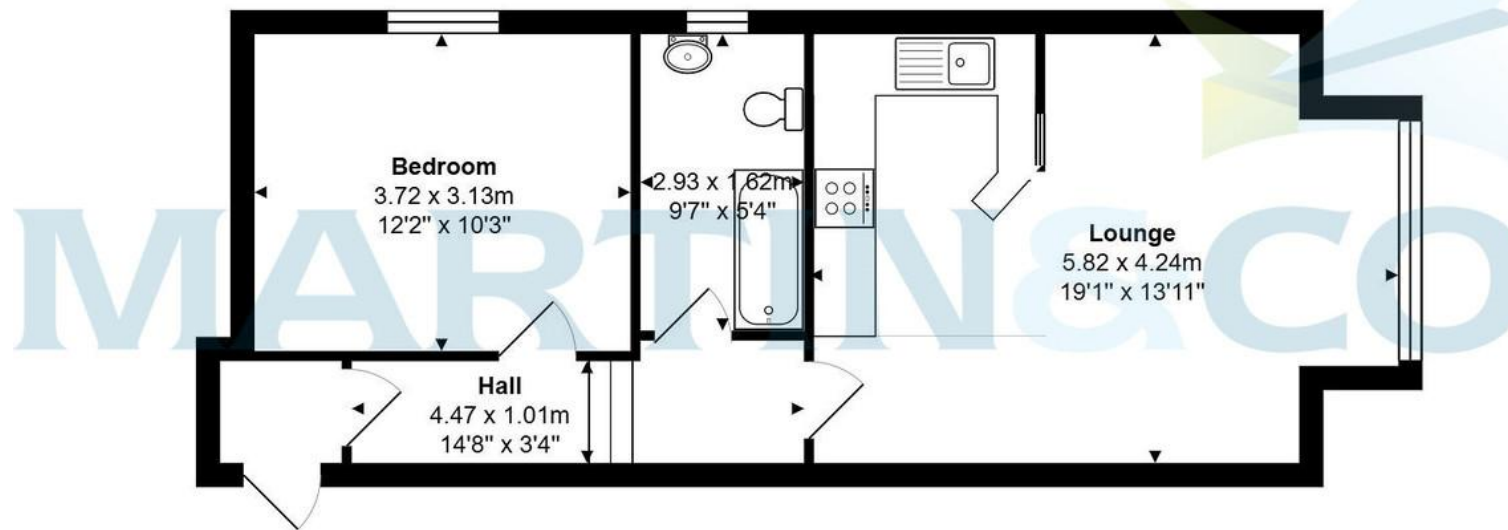
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or

agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Martin & Co Bournemouth

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.