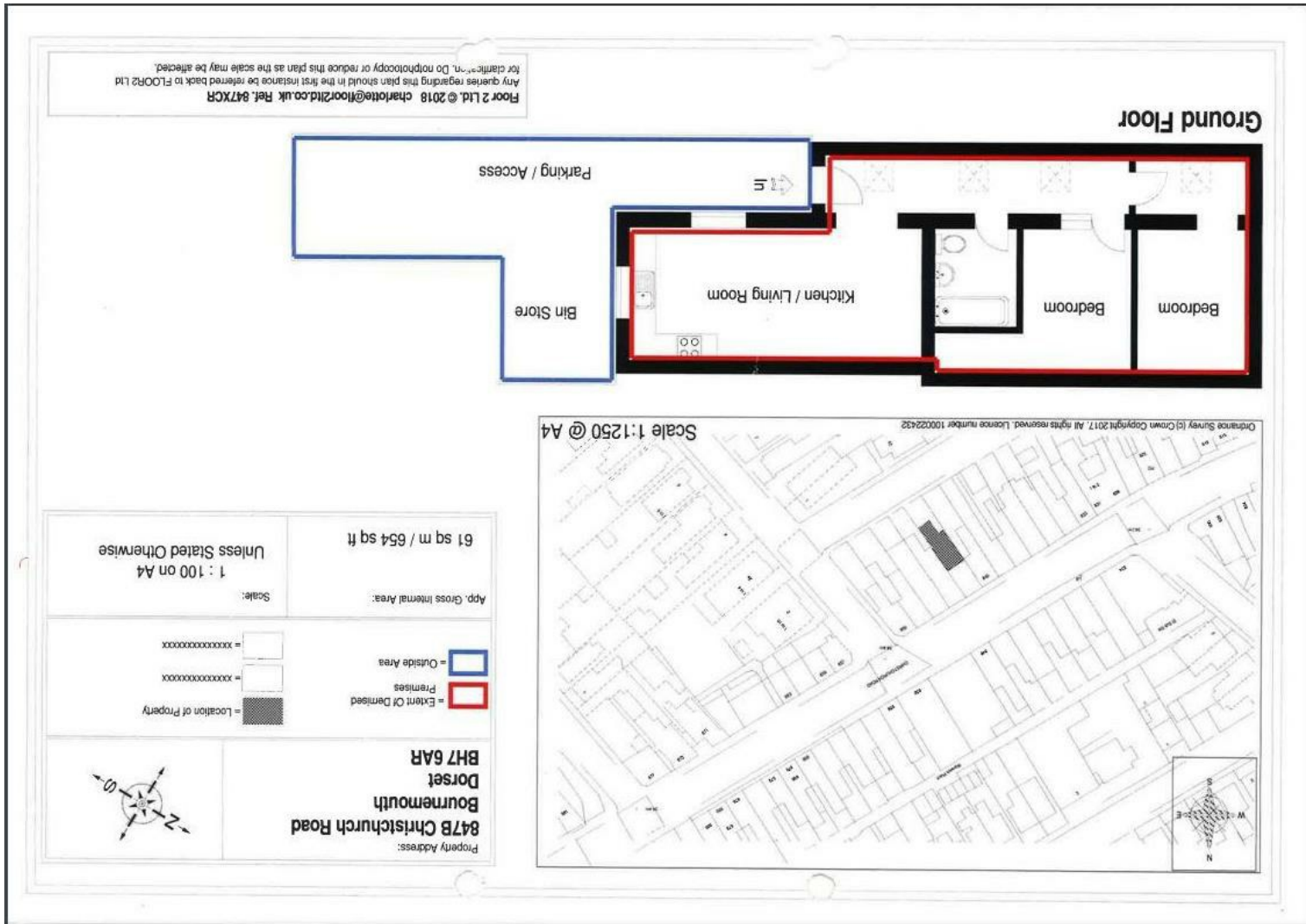


Integrity of the premises and condition / working order of services, plants and equipment

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to



FLOOR PLAN



847b Christchurch Road
Bournemouth, BH7 6AR, Offers Over £180,000

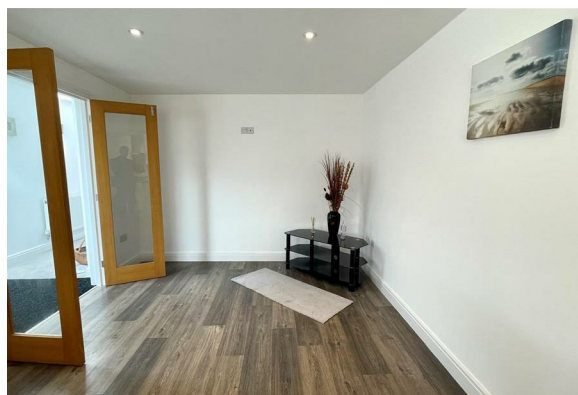
MAIN FEATURES

- Holiday Rental Permitted
- Immaculately Presented
- Two Double Bedrooms
- Pets Permitted
- Private Entrance
- Parking
- Open Kitchen Living Room
- Modern Fitted Kitchen & Bathroom
- Superb Location
- Near By Train Station

Summary

**** Fully Refurbished 2 Double Bedroom Ground Floor Flat With Parking & Permitting Holiday Lets & Pets ****

A superb characterful conversion with it's own private entrance, which has been refurbished to a high standard with a welcoming entrance hallway that has vaulted ceilings and Velux windows, open plan modern fitted kitchen/living room with integrated appliances, space for dining table and chairs and a range of other furnishings, two double bedrooms, one with separate dressing area, modern three piece bathroom, gas central heating and double glazing. We feel the property would make a superb holiday rental, long term rental or home to live in. Viewing is a must via Lovett Estate Agents



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovettinternational.com)

Area

Pokesdown is a convenient location only yards from Kings Park with its extensive recreational and sporting facilities, and close to neighbouring Boscombe and Southbourne, both extremely popular suburbs of Bournemouth offering a number of great shopping facilities varying from well-established independent stores to the popular chains.

5* Award Winning Sandy Beaches, Pier, Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

- Tenure: Leasehold
- Lease: New 125 Year Lease
- Ground Rent: NIL
- Service Charge: Paid on an As & When Basis
- Holiday Lets: Permitted
- Pets: Permitted
- Estimated Monthly Rental Return: £1,100 PCM
- Estimated Holiday Rental Return: Based on 50% Occupancy Rate: £18,000 per annum
- Council Tax Band: A Band
- EPC: C Rated

Offers Over £180,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

