

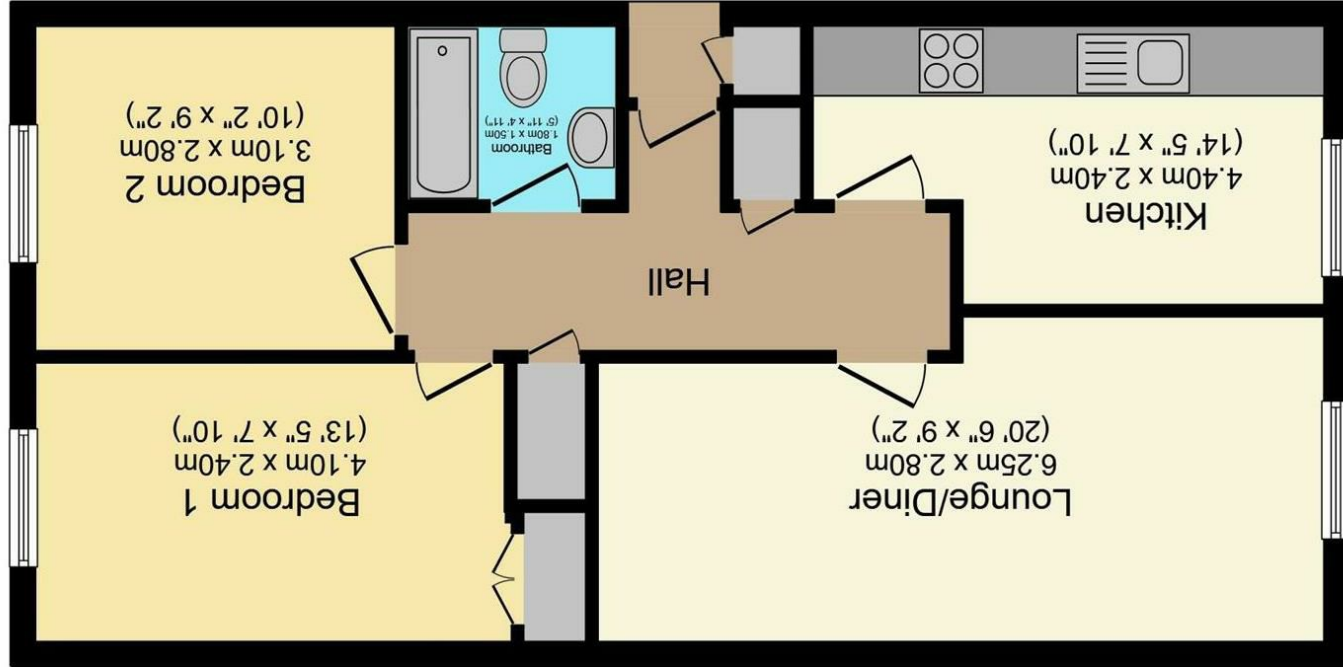
Property of the premises and condition / working order of services, plants and equipment

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

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). Plan produced for Purplebricks. Powered by www.focalagent.com

Total floor area 58.7 sq.m. (632 sq.ft.) approx



FLOOR PLAN



Flat 6 748 Christchurch Road
Bournemouth, BH7 6BZ, Asking Price £190,000

MAIN FEATURES

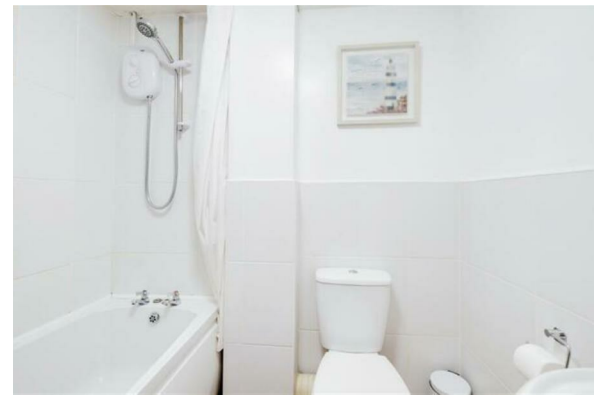
- Currently Used For Holiday Lets
- Spacious Accommodation Throughout
- Two Double Bedrooms
- 60 Square Metres
- Secure Allocated Underground Parking
- Lounge/Diner
- Modern Fitted Kitchen & Bathroom
- Secure Entrance Intercom System
- Near By 5* Award Winning Sandy Beaches
- Superb First Time Buy or Buy-To-Let Investment

Area

Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.



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Description

A superb two double bedroom second floor apartment which makes a fantastic holiday rental sleeping up to 6 people. The furniture can be purchased via negotiation making for an attractive purchase to both first time buyers and investors. Situated within a modern block the property comes with secure underground parking which is available on a first come, first serve basis.

Entering the property you are greeted by a spacious hallway with access to all rooms from it. To the right you have a modern tiled bathroom and the two double bedrooms. To the left of the entrance you benefit from an additional storage cupboard, followed by the separate modern fitted kitchen and the lounge/dining room with space for relaxing, dining and entertaining. The property is double glazed throughout, has electric heating and can be accessed via a secure telephone entry system.

Tenure

- Tenure: Leasehold
- Lease: 119 Years Remaining
- Ground Rent: £125 per annum
- Service Charge: £1,266.66 per annum
- Tenancy Expires: 22nd March 2024
- EPC: C
- Council Tax: Band A

Asking Price £190,000

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 75 | 80 |
| (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 | |

