

**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 contract, all measurements are approximate.  
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 integrity of the premises and condition / working order of services, plants and equipment.



**FLOOR PLAN**



**1072a Christchurch Road**  
Bournemouth, BH7 6DS, Asking Price £350,000



## MAIN FEATURES

- Spacious Maisonette
- Four Bedrooms
- Two Bathrooms
- Open-Plan Kitchen/Reception Room
- Two Entrances
- Two Allocated Parking Spaces
- 125 Year Lease
- No Forward Chain
- Pets: Permitted With Freeholder Consent
- Private Garden

### 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 unrivaled 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.

### About This Property

The property is accessed via either the front or rear entrance and two allocated parking spaces are found at the back of the block. Stepping into the property via the private rear entrance you are greeted by a welcoming entrance hall with private staircase to the first-floor landing. The first floor accommodates bedroom four, the plush family bathroom suite and the open-plan living accommodation. The property benefits from a modern fitted kitchen with useful breakfast bar, integrated gas hob with electric oven, generous workspace and plentiful cupboard storage. The kitchen opens onto the spacious reception room that provides well-defined areas for both eating and relaxing with large south-facing windows that flood the space with natural light.

A new gas boiler which comes with a 4 year guarantee has been installed along with new plumbing and electrics throughout.



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The second floor of the property accommodates three double bedrooms and the modern tiled shower room with w/c and basin. The master bedroom is notably impressive spanning the entire width of the building with large built-in wardrobes and a south aspect bay window.

Further benefits include; gas central heating, two off-road parking spaces & no forward chain.

Well-presented throughout a viewing is highly recommended to appreciate all this property has to offer. Sure to be popular early viewing is advised, call Lovett Estate Agents to schedule a viewing appointment.

### Tenure

- Leasehold
- 125 year lease
- Ground Rent: Nil
- Service/Maintenance Charge: As & When
- Holiday Lets: Not Permitted
- Pets: Permitted With Freeholder Consent

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

Looking to buy but not yet sold? Contact Lovett for a complimentary valuation.



**Asking Price £350,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B	72	
(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	

