

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

**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

Every attempt has been made to ensure the accuracy of the information contained here. Measurements of rooms, corridors and other areas are approximate and should be used as a guide only. It is recommended that prospective purchasers have the rooms, fittings and appliances shown here and listed in the brochure measured by a qualified surveyor. Measurements are given to the nearest millimetre. These measurements are approximate and should be used as a guide only. The area of the rooms is given as an approximation. Prospective purchasers should verify the accuracy of the information contained here. Measurements are given to the nearest millimetre. These measurements are approximate and should be used as a guide only. It is recommended that prospective purchasers have the rooms, fittings and appliances shown here and listed in the brochure measured by a qualified surveyor. Measurements are given to the nearest millimetre. These measurements are approximate and should be used as a guide only. The area of the rooms is given as an approximation.



GROUND FLOOR  
403 sq. ft. (37.5 sq. m.) approx.

**FLOOR PLAN**



**Flat 8 Brooklyn Court, 476 Christchurch Road**  
Bournemouth, BH1 4BD, Offers Over £130,000



## MAIN FEATURES

- One Bedroom Ground Floor Flat
- Close to Sea and Shops
- Well Presented
- Security Entry
- High Ceilings and Bay Window
- Double Glazed
- Gas Central Heating
- Parking, first come first served
- Long Lease
- Open Plan Living

### Area

Boscombe is a popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are 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.

### Summary

A one bedroom ground floor apartment situated just a few hundred yards from Boscombe Town centre and Boscombe Gardens. A short walk through the gardens lead to Boscombe pier and the sea front. The property is ideal as a first time buy or rental investment.

### Description

Accommodation comprises, security entry front door through to communal entrance which leads to Flat 8 on the ground floor. Door to Hall. Access to main rooms. Lounge/ kitchen. Living area has character high ceilings with large bay window, South facing making a bright and airy room. Kitchen Area has range of work surfaces with storage cupboards, matching breakfast bar, Space for washing machine and fridge freeze, part tiled. Bedroom, a double room, large window to front, Bathroom, panelled bath with shower attachment, low level w.c, wash hand basin, part tiled, window to side aspect. Outside, parking to front and rear on a non allocated basis.

### Tenure

- Leasehold
- Lease Length: 152 Years Remaining
- Ground Rent NIL
- Service Charge £200 per quarter.

Current Tenants currently paying £700 per calendar month

Council Tax Band A

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.

## Offers Over £130,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	



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