

**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.

What every agent has been made to ensure the accuracy of the floor plan. Measurements of doors, windows, stairs and other fixed fittings are taken to the face of the opening in millimetres. This plan is for guidance only and should be used as such for any prospective purchaser. The correct, square and rectangular area and rounded and pointed measurements as to the quantity of masonry can only be given. Made with AutoCAD 2004.



GROUND FLOOR  
491 sq. ft. (45.6 sq. m.) approx.

FLOOR PLAN



**845C Christchurch Road**  
Bournemouth, BH7 6AR, Offers Over £190,000

## MAIN FEATURES

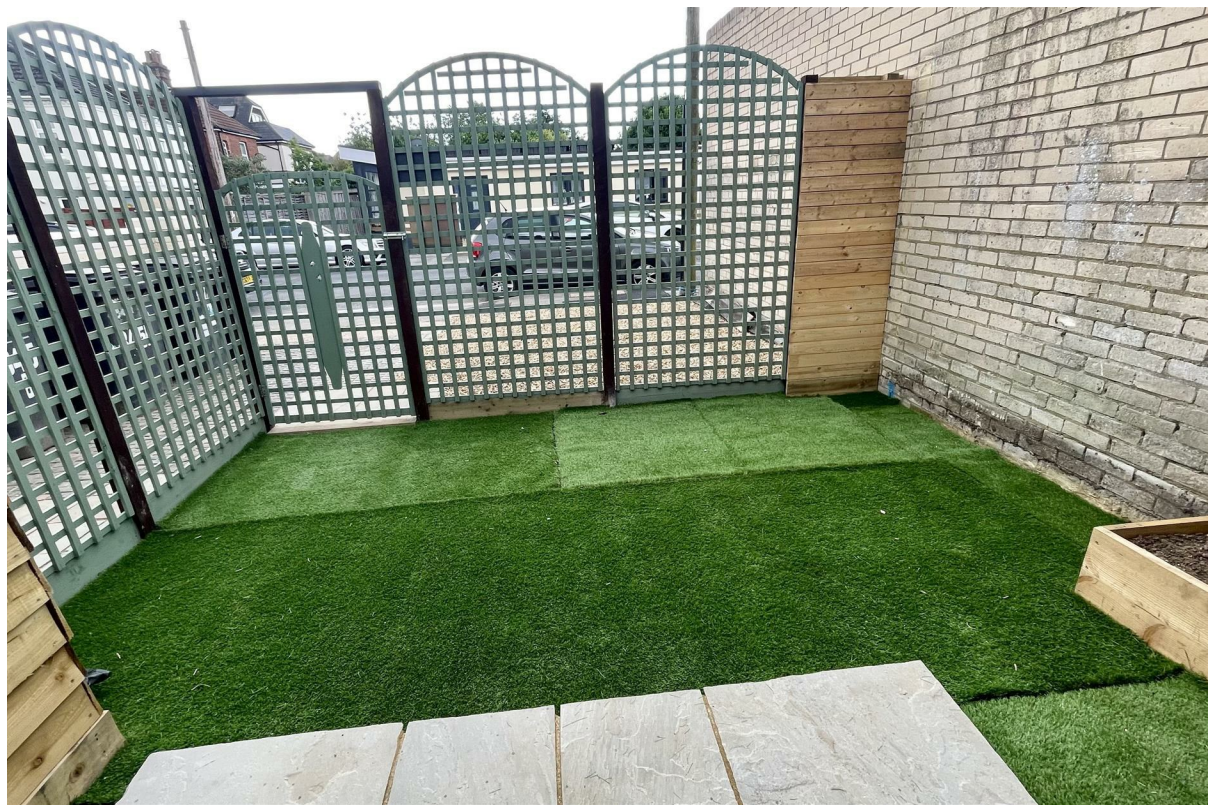
- 122 Year Lease
- Ground Floor
- Immaculately Presented
- Beautifully Refurbished Throughout
- Allocated Parking
- New Central Heating System
- Enclosed Garden
- Private Access
- Modern Fitted Kitchen & Shower Room
- Near By Southbourne & Award Winning Beaches

### 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.



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### Description

Beautifully Refurbished One Double Bedroom Ground Floor Flat With Allocated Parking & Garden. The property benefits from a private entrance, feature hand made windows and patio doors, loft space, outside lighting, new gas central heating, cottage style internal doors, low maintenance enclosed garden and off road parking. The refurbishment has been carried out to an extremely high standard and can be accessed via the private entrance to the side or through the garden via double opening doors. Accommodation includes a modern fitted kitchen within the kitchen/living room, walk in double shower cubical and modern three piece suite, large double bedroom.

### Tenure

- Tenure: Leasehold
- Lease: 122 Year Lease
- Ground Rent: £250 per annum
- Service Charge: Split Between 4 Leaseholders
- Holiday Lets: Not Permitted
- Pets: Via Freeholders Consent Upon Ownership
- Estimated Monthly Rental Return: £1,000 PCM
- Council Tax Band: A Band
- EPC: C Rated

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 £190,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

