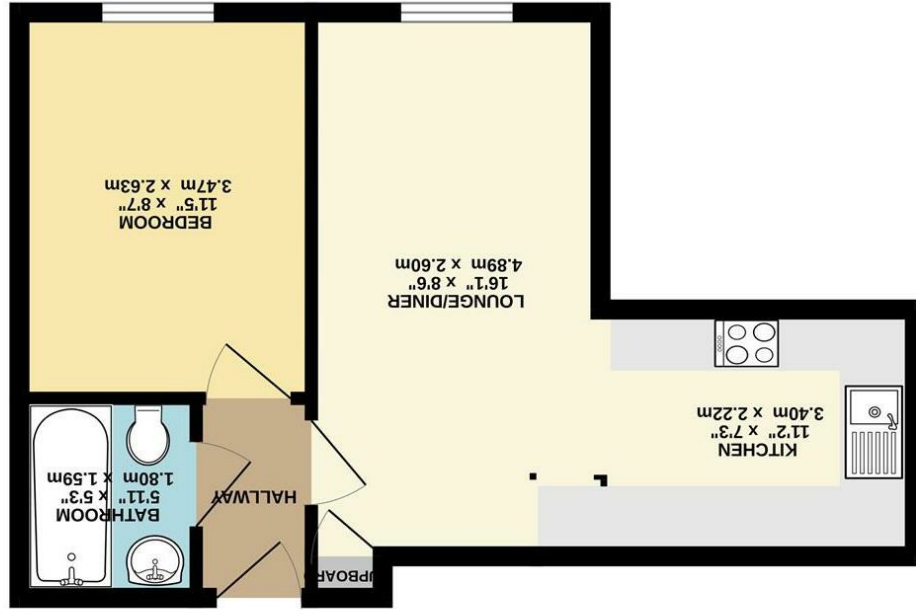


Integrity of the premises and condition / working order of services, plants and equipment

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

Which every attempt has been made to ensure the accuracy of the floorplan concerning floor, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. As to their quality or accuracy can be given. Made with Metropax 5/2004

TOTAL FLOOR AREA: 356 sq.ft. (33.1 sq.m.) approx.



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

FLOOR PLAN



748 Christchurch Road
Bournemouth, BH7 6BZ, £155,000

MAIN FEATURES

- Popular and Convenient Location
- No Forward Chain
- Well Maintained Block
- Security Entry
- Secure Underground Parking
- Double Glazed
- Modern Kitchen and Bathroom
- Modern Electric Heating
- Long Lease

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.



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

Summary

A superb one bedroom first floor apartment, modern throughout. Situated in a popular and well presented block, the property is conveniently located to shops and amenities. Just a couple hundred yards away is Woodland walk, a tranquil setting which leads to the beach and further access to Southbourne Town centre. Close to hand is Pokesdown train station. The apartment block was completely redesigned and remodelled just 5 years ago and offers open plan modern day living. An ideal first time buy or rental investment.

Description

Security entry front door with access to communal entrance hall and staircase which leads Flat 10, which is situated on the first floor. Hallway, access to all rooms, good size, L-shaped Open plan Lounge/Kitchen, contemporary living space with window to rear. Kitchen Area, range of fitted work surfaces and storage cupboards, integrated oven, hob and filter hood, washing machine, fridge/freezer, hot water tank in double cupboard. Bedroom, a double room, window to rear. Bathroom, modern white suite with panelled bath, shower attachment and glazed screen, wash hand basin with vanity unit, low level w.c, attractively fully tiled. Outside, the property has the benefit of the use of shuttered underground parking area, accessed via security fob. A super apartment offered with no forward chain.

Tenure

Leasehold 120 years remaining

Ground Rent £250 p.a.

Service Charge £1042.55 p.a.

Council Tax A Band

£155,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

