

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

**FLOOR PLAN**



**922 C Christchurch Road**  
Bournemouth, BH7 6DL, £900 Per Calendar Month

**MAIN FEATURES**

- Newly refurbished
- One Double Bedroom
- Close to Local Amenities and Transport Links
- Unfurnished
- Available Immediately
- Long term
- Close to the Sea Front

**Summary (Paragraph)**

A superb one bedroom Ground 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, a tranquil setting which leads to the beach and further access to Southbourne Town centre. Close to hand is Pokesdown train station.



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**Area (Paragraph)**

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.

**Description (Paragraph)**

**Tenure (Paragraph)**

**£900 Per Calendar Month**

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

