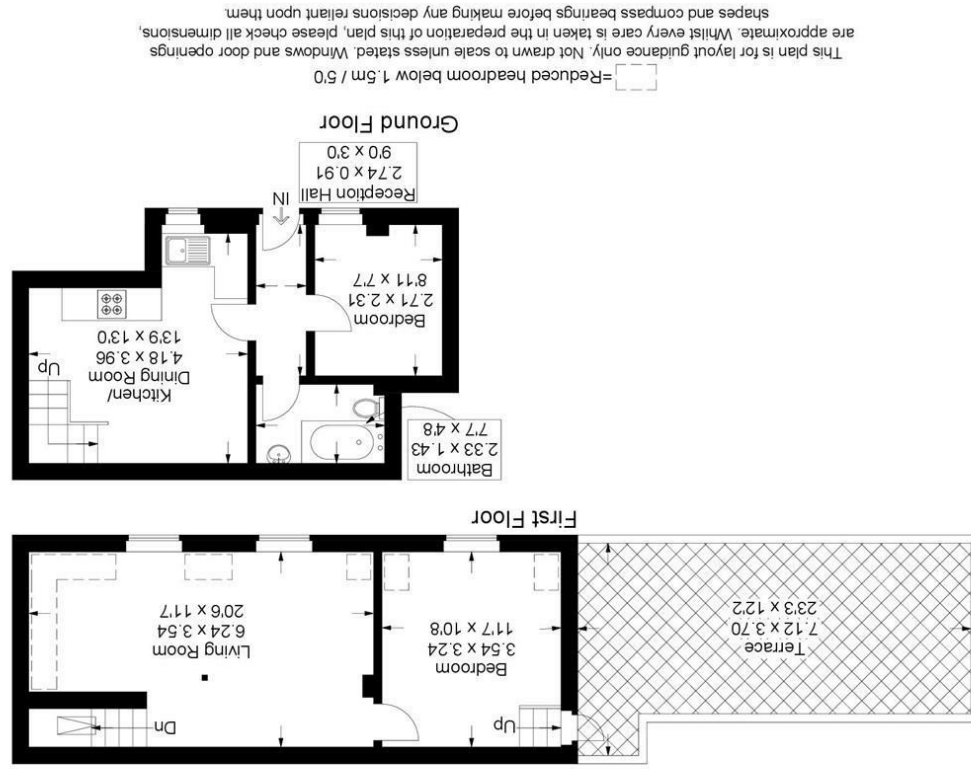


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



Colonnade Court, Christchurch Road, Bournemouth

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 2.7 sq m / 29 sq ft
 Total = 62.3 sq m / 670 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FLOOR PLAN



Flat 2, Colonnade Court 651-653 Christchurch Road
 Bournemouth, BH1 4AP, £200,000

MAIN FEATURES

- Two Bedrooms
- Superb First Time Buy or Buy-To-Let Investment
- Private Entrance & Gated Development
- Gas Central Heating & Double Glazing
- Off Road Parking
- Roof Terrace
- No Forward Chain
- Well Presented Throughout
- Three Piece Bathroom
- Near By 5* Award Winning Sandy Beaches

Area

Boscombe is an extremely 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)

Description

A superb two bedroom apartment offered with no forward chain. A gated private entrance, modern throughout, off road parking and wonderful roof terrace.

Set within a convenient location, near by the high street, shops and sandy beaches. Accommodation is set over two floors comprising two bedrooms, kitchen breakfast room, living room, bathroom and private roof terrace.

Outside the property there is allocated off road parking, which is set behind secure electric gates and a private entrance.

Tenure

- Tenure: Leasehold
- Lease: 101 Year Lease Remaining
- Ground Rent: £10 per annum
- Service Charge: £1,200 per annum
- Management Company: Hawk Estates
- Rental Potential: £1,050 PCM
- Council Tax Band: B
- EPC - C
- Pets: Not Permitted
- Holiday Lets: Not Permitted
- Council Tax: Band C



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.

£200,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(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	

