



1224 Christchurch Road

Boscombe East, Bournemouth, BH7 6DY

Price Guide £350,000



Road Map



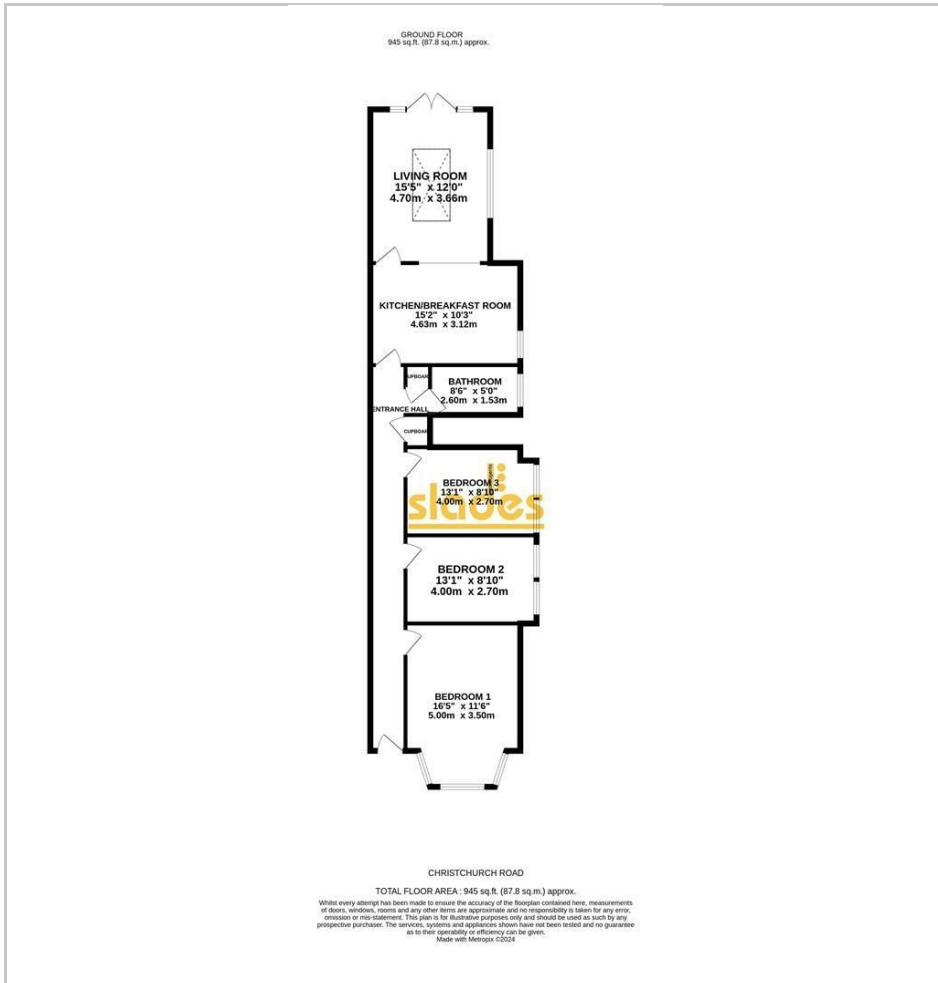
Hybrid Map



Terrain Map



Floor Plan



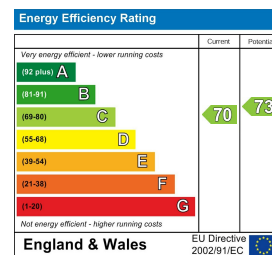
- GROUND FLOOR GARDEN APARTMENT
- PRIVATE ENTRANCE
- 3 DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- STUNNING LIVING SPACE
- PRIVATE ALLOCATED PARKING
- BENEFIT OF FREEHOLD
- VENDOR SUITED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** GUIDE PRICE £350,000 - £365,000 ** A truly stunning 3 DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT offering bright and spacious accommodation, private entrance and the benefit of the FREEHOLD of the entire building. VENDOR SUITED**



The accommodation with approximate room sizes comprises of a decoratively glazed composite uPVC front door leading to the ENTRANCE HALL with ceiling lights, convection radiator, picture rail and two useful full height storage cupboards. Doors to

BEDROOM ONE

with naturally coved ceiling and central pendant light, picture rail, convection radiator and feature leaded glazed uPVC bay window to the front elevation. Extensive range of built in wardrobes.

BEDROOM TWO

with naturally coved ceiling and central pendant light, picture rail, convection radiator and uPVC double glazed window to the side elevation. Range of built in wardrobes.

BEDROOM THREE (DINING ROOM)

having naturally coved ceilings, picture rail and ceiling lights. Convection radiator and uPVC double glazed window to the side elevation.

BATHROOM

being of a generous size with ceiling light fitting, frosted glazed uPVC window to the side elevation and ¾ tiled walls with modern suite comprising of a 'P' shaped bath / shower unit with centrally mounted chrome mixer tap and wall mounted thermostatically controlled power shower with glazed shower screen. Enclosed cistern WC and work top mounted circular sink with pillar style chrome mixer tap over and useful storage cabinets beneath. Two chrome heated towel rails and mirror fronted medicine cabinet.

KITCHEN

with naturally coved ceiling, picture rail and inset spotlights. uPVC double glazed window to the side elevation and convection radiator. Extensive range of recently installed high gloss finished wall and base level cabinets with square edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl under hung sink unit with chrome mixer tap. Space and plumbing for washing machine. Integrated full height fridge freezer along with useful full height larder style cabinets and built in bin units. Four burner gas hob with feature chimney style extractor unit over and built in eye level double electric oven. Island unit and open archway through to

LIVING AREA

with inset spotlights and uPVC double glazed roof window, feature wall radiator and dual aspect uPVC double glazed windows to the side and rear elevation with casement doors leading onto the rear decked patio garden beyond.

OUTSIDE

The property benefits from the front and side forecourt areas which provides AMPLE OFF ROAD PARKING partly covered by a lean to canopy. To the rear of the property, and accessed via an external gate as well as from the living room there is a good sized PRIVATE REAR GARDEN area which enjoys a good measure of privacy and is fully enclosed by fencing.

TENURE

We understand that the flat is to be sold with the benefit of the FREEHOLD of the building subject to the long leasehold interest of the first floor flat. We are

advised the the MAINTAINANCE is shared on an 'as and when' arrangement between the two flats.

COUNCIL TAX BAND 'B'
EPC RATING 'C'



