

for sale

£170,000



Christchurch Road BOURNEMOUTH BH1 4BE

Connells bring to market this two-bedroom maisonette arranged over two floors within a character building on sought-after Christchurch Road. Featuring a bright living room, modern kitchen/diner, cloakroom and family bathroom, this well-presented home is ideally located near Bournemouth town centre.



Christchurch Road BOURNEMOUTH BH1 4BE

Entrance Hallway

Accessed via the front door with intercom, leading into;

Lounge

Front aspect UPVC double glazed window, pendant lighting, wood laminate flooring, electric heater, electric sockets.

Kitchen

Side aspect UPVC double glazed window wall and base units, pendant lighting, laminate flooring, part tiled walls, integrated elec oven and extractor fan, integrated fridge freezer, space for washing machine and dish washer, electric sockets.



Bathroom

A suite comprising of a bath, sink and WC, pendant lighting, extractor fan, laminate wood flooring, wall heater.

Wc

Side aspect UPVC double glazed window, WC, sink, tiled splashback and laminate wood flooring.

Bedroom 1

Front aspect UPVC double glazed window, laminate wood flooring, pendant lighting, electrical sockets.

Bedroom 2

Side aspect UPVC double glazed window, laminate wood flooring, pendant lighting, electrical sockets.

Agent Notes

Tenure: Leasehold 125 years from 1st July 2021

Service Charge: 952.33

Ground rent: £131

Council Tax Band: A

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
BOURNEMOUTH BH6 3QU

Property Ref: SBN306844 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 952.33

Ground Rent: 131.00

view this property online
connells.co.uk/Property/SBN306844

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

