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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**1307 CHRISTCHURCH ROAD
BOSCOMBE EAST - BOURNEMOUTH
BH7 6BS**

Price £250,000

Leasehold



THIS IS A DECEPTIVELY SPACIOUS & WELL PRESENTED GROUND FLOOR FLAT WHICH OFFERS BRIGHT & AIRY ACCOMMODATION WHICH INCLUDES A 34' LONG ENTRANCE HALL, GOOD SIZE LOUNGE/DINER WITH CURVED BAY WINDOW, MODERN KITCHEN, MODERN FAMILY BATHROOM & 2 WELL PROPORTIONED DOUBLE BEDROOMS WITH THE MAIN BEDROOM ALSO HAVING A BAY WINDOW. THERE ARE MANY BENEFITS CONVEYED WITH THE PROPERTY WHICH INCLUDE THE REMAINDER OF A 999 YEARS LEASE, NO GROUND RENT, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING & THE ADDED BONUS OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

EXTERNALLY, TO THE FRONT OF THE PROPERTY THERE IS OFF ROAD PARKING & ACCESSED FROM THE KITCHEN IS THE ATTRACTIVE, PRIVATE COURTYARD SEATING AREA WHICH WE BELIEVE TO HAVE A SOUTH WESTERLY ASPECT.

CONVENIENTLY LOCATION BETWEEN SOUTHBOURNE & CHRISTCHURCH WHICH BOTH OFFER AN EXCELLENT ARRAY OF SHOPS, RESTAURANTS, BARS & EATERIES & THERE ARE BEAUTIFUL RIVERSIDE WALKS NEARBY AT IFORD.

1307 CHRISTCHURCH ROAD BOSCOMBE EAST, BOURNEMOUTH, BH7 6BS

- **SPACIOUS GROUND FLOOR FLAT**
- **2 DOUBLE BEDROOMS**
- **GOOD SIZE LOUNGE/DINER**
- **OFF ROAD PARKING**
- **NO FORWARD CHAIN**
- **ATTRACTIVE PRIVATE COURTYARD**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **MODERN KITCHEN & BATHROOM**
- **RIVERSIDE WALKS NEARBY**
- **CLOSE TO LOCAL SHOPS**
- **TRANSPORT LINKS & SUPERMARKET NEARBY**
- **VIEWING ADVISED**
- **REMAINING 999 YEARS LEASE & NO GROUND RENT**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

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.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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