

Estate Agents



Auctioneers



**Hartley Down, 60 Christchurch Road, Bournemouth, BH1 3PJ**  
**Guide Price £171,500 - £175,000 - Share of Freehold**

Two Bedroom Third Floor Apartment | Secure Communal Entrance & Lift To All Floors  
Hallway | Kitchen | Bathroom | 21ft South Facing Lounge/Diner | Two Bedrooms  
Underground Parking Space | Communal Grounds | Leasehold | No Chain

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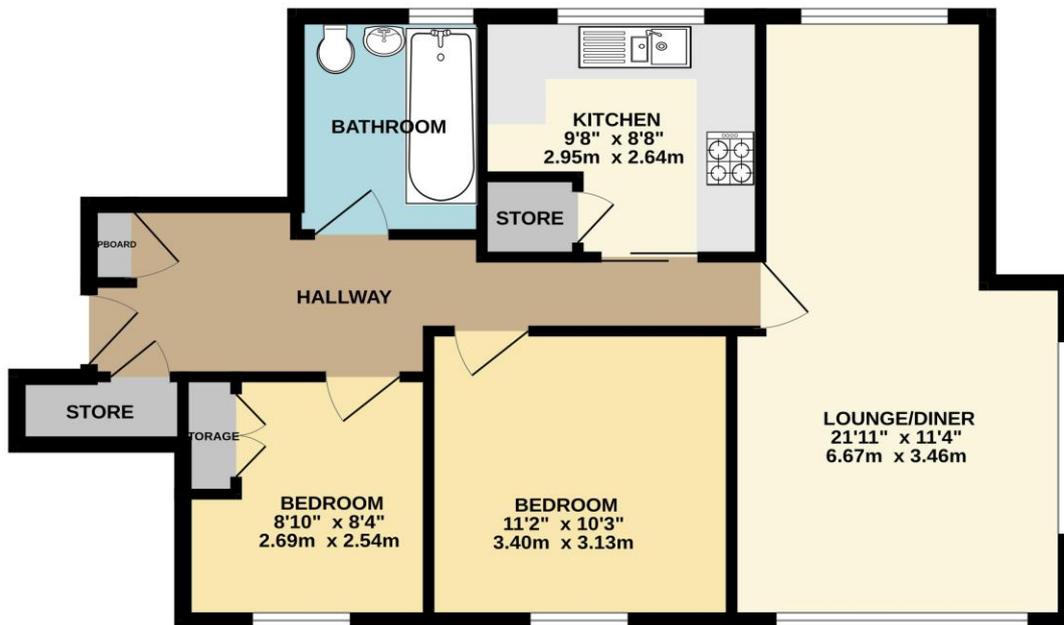
For sale is a spacious and well-presented two-bedroom apartment located on the fourth floor. This property is conveniently situated just a short drive from Bournemouth's town centre and a half-mile walk to the beautiful clifftop and sandy beaches. It features double glazing, electric heating, new carpets, a 21-foot reception room, a modern kitchen, two double bedrooms, a contemporary bathroom, secure underground parking, and well-maintained communal grounds. There is no chain involved, and viewing is highly recommended.

Access to the building is through a well-kept communal entrance equipped with an entry phone system and lifts to all floors. Upon entering the flat, you'll find a spacious hallway with two storage cupboards. This hallway leads to the impressive double-aspect 21-foot reception room, which has a large front window offering pleasant views of the grounds. The modern kitchen is equipped with a range of wall and base units, a built-in oven and hob, plus space for additional appliances, with a window overlooking the side. Both bedrooms are a good size, with the second bedroom featuring a fitted cupboard. The modern bathroom includes a stylish three-piece suite consisting of a bath/shower, WC, and a vanity sink unit, all accented with contemporary tiling and a window on the side. Additional features include one secure underground parking space, bike storage, and available visitor parking at the rear.

Tenure: Share of Freehold  
Council Tax Band: B

Service Charge: £240.00 per month

EPC Rating: 58 | D



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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