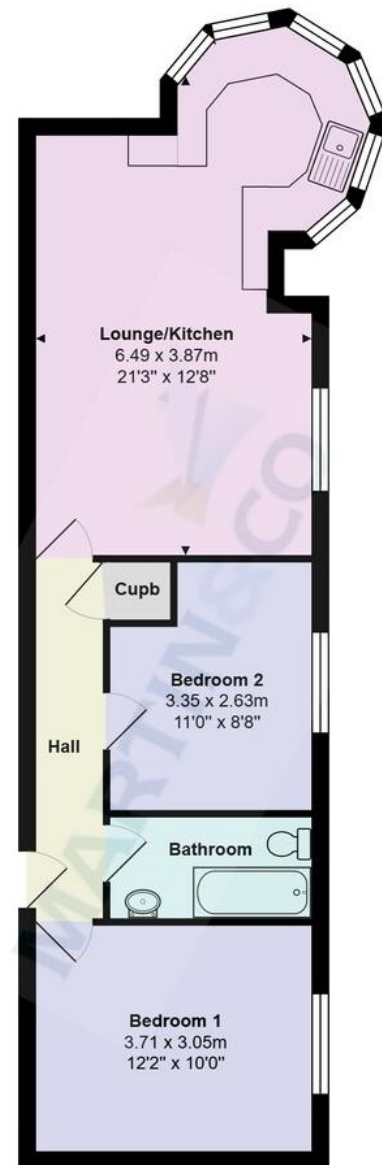


Property Location Boscombe, Bournemouth

Christchurch Road has a mixed urban character, with Victorian and Edwardian properties, converted flats, purpose-built apartments and commercial premises. The road itself is an established local shopping and service centre, with shops, cafés, restaurants and everyday amenities. It is particularly convenient for public transport, with regular bus services connecting Boscombe with Bournemouth town centre, Southbourne, Christchurch and surrounding areas.

For residents, one of the major attractions is its proximity to Boscombe town centre, Boscombe Beach and the seafront.



Total Area: 52.5 m² ... 565 ft²
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Christchurch Road, Bournemouth

Offers Over £165,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

- No Forward Chain
- Two Bedrooms
- First Floor
- Family Bathroom
- On Road Parking
- Secure Entry System
- Lease Remaining 119 Years
- Character Building
- Holiday Lets Permitted



Why you'll like it

This well-presented two-bedroom first-floor flat offers approximately 53 sq m of accommodation and occupies an attractive position directly opposite the greenery of Boscombe Crescent. With bright, modern interiors, a particularly impressive open-plan living space and the added flexibility of holiday lets being permitted, the property would make an excellent home, second home or investment opportunity.

Upon entering the property, the central entrance hall provides access to the principal rooms. The open-plan lounge/kitchen is the standout feature of the property, providing a generous and naturally bright living space. The room extends into an attractive bay window area, creating an excellent spot for a dining table, home office or simply somewhere to sit and enjoy the outlook. The contemporary kitchen is fitted with a good range of wall and base units, work surfaces and integrated cooking facilities, while the open-plan arrangement makes the space ideal for both everyday living and entertaining.

The master bedroom is a comfortable double room, benefiting from a large window and ample space for bedroom furniture. Bedroom two is also well proportioned and would comfortably suit a single bedroom, guest room, study or home-working space. The bathroom is fitted with a modern white suite comprising a bath with shower over, WC and wash hand basin, complemented by contemporary finishes. The property is heated via electric heating and benefits from a bright, neutral presentation throughout.

Externally, the property enjoys an enviable position directly opposite the attractive greenery of Boscombe Crescent, providing a pleasant outlook and a sense of openness that is particularly appealing for a property in this location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	74 C
39-54	E		
21-38	F		
1-20	G		



On-road parking is available on the road and throughout the surrounding area.

For buyers considering the property as an investment, a particularly attractive feature is that holiday lets are permitted.

Agent's Notes:

Tenure: Leasehold

Lease: 119 Years Remaining

Annual Service Charge: £952.33

Annual Ground Rent: £125

Annual Building Insurance: £293.63

Council Tax Band: A | EPC: D

Holiday Lets: Permitted

Pets Permitted via consent

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

