

for sale

**£120,000** Leasehold



## Christchurch Road BOURNEMOUTH BH1 4AE

Nestled in the heart of Bournemouth's vibrant Boscombe district, this stylish one-bedroom apartment offers the perfect blend of modern living and coastal convenience, making it an ideal choice for first-time buyers or investors looking for a prime location and comfortable living space.



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# Property Details

## Approach

The entrance to this property is off Adeline Road, via a gravel track. Front door opens into the;

## Entrance Hall

into a good sized hallway with door to kitchen/ lounge/diner and staircase leading down to the bedroom

## Kitchen / Sitting Room

With matching cream wall and base units, electric oven and hob, neutral painted walls and ceilings, laminate flooring.

## Bedroom

Found on the level below and accessed by stairs the bedroom is a great size with downlights, smooth painted walls and ceilings, laminate flooring and a built in wardrobe. A further door leads to;

## En-Suite Bathroom

With a modern white suite comprising of a bath with shower above, WC and hand basin. Finished with white tiled walls and lino flooring.

## Agents Notes;

Lease: 125 years from 25 March 2020

Service Charge: TBC

Ground Rent: TBC

Council Tax: Band A - BCP Council





To view this property please contact Connells on

**T 01305 770 333**  
**E [weymouth@connells.co.uk](mailto:weymouth@connells.co.uk)**

84 St. Thomas Street  
WEYMOUTH DT4 8EN

Property Ref: SBN306465 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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