

Estate Agents



Auctioneers



**Flat 1, 834, Christchurch Road, Bournemouth, BH7 6DQ**

**£775.00 Per Calendar Month**

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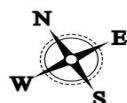
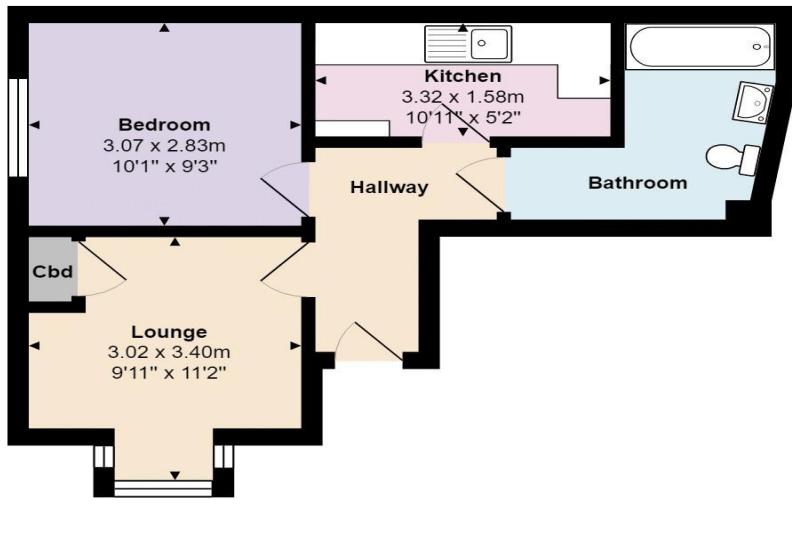
This spacious ground-floor flat offers a large double bedroom, a separate kitchen, and a comfortable living area, providing a versatile and practical home. Benefiting from gas central heating and double glazing, the property is both warm and energy-efficient throughout.

Conveniently positioned within walking distance of local shops, amenities, and the train station, it offers excellent access to public transport and everyday essentials, making it ideal for commuters or first-time buyers.

Available now, this property represents a fantastic opportunity and should not be missed.

Council Tax Band: A

Holding Deposit: £184.61



Total Area: 34.9 m<sup>2</sup> ... 375 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.EPC4U.COM		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.