



£110,000

Flat 3, 640 Christchurch Road, Bournemouth, BH1 4BP



SAXE COBURG™

Property Experts







A well presented two bedroom apartment situated on the second floor of this converted building in the heart of Boscombe High Street. With generously spacious living accommodation throughout comprising of large open plan kitchen/living room, two bedrooms and modern fitted bathroom.

This property would make the ideal first home, investment or holiday let. Being in this ideal location you are within easy access to a vast range of local shops, amenities, cafes, restaurants and shops. As well as that you are within close proximity to Boscombe Pier with stunning sandy beaches.

The property is currently rented out so this could be the ideal investment if you wanted to take over the current tenancy that is currently receiving £950pcm. An internal viewing comes highly advised.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

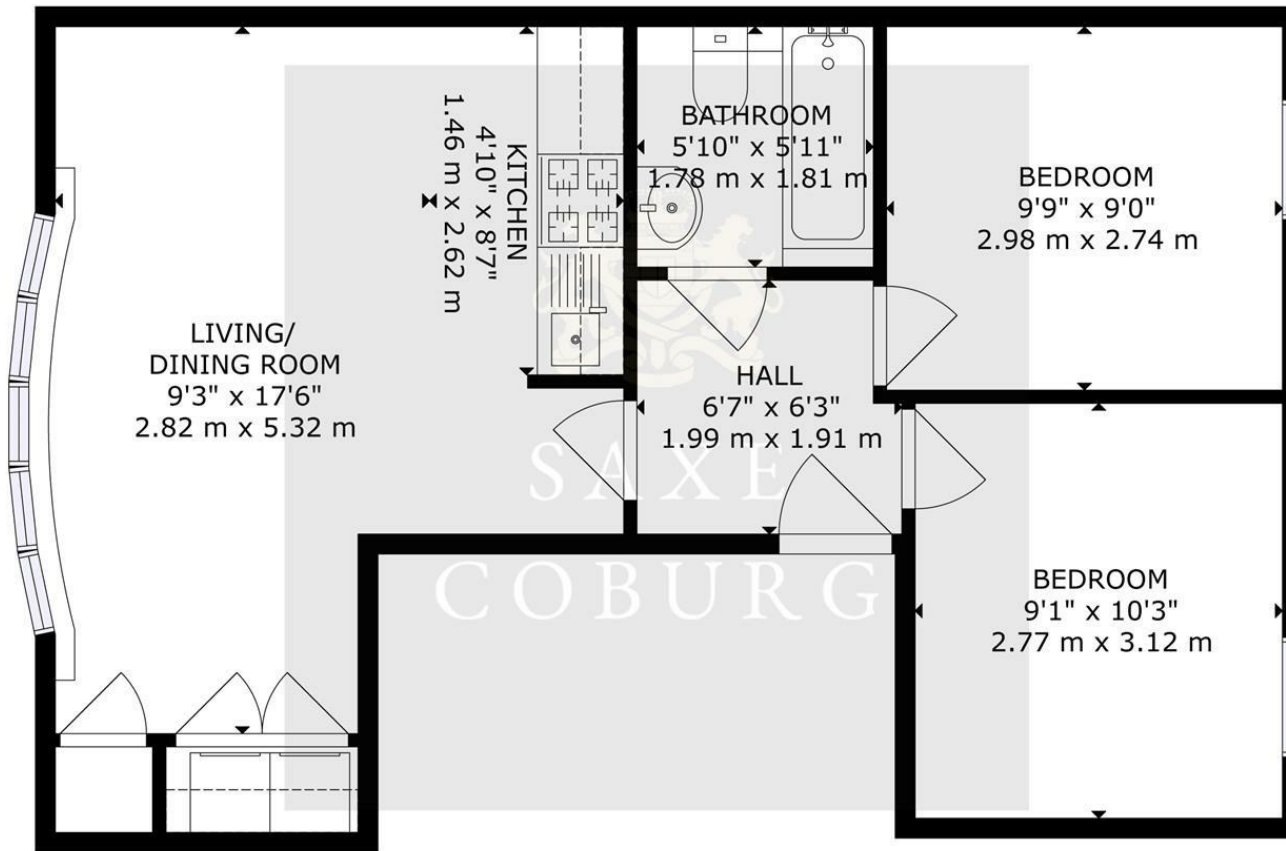
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

FEATURES & SPECIFICATIONS

- TWO BED SECOND FLOOR APARTMENT
- SHARE OF FREEHOLD
- MAINTENANCE £587.50
- IDEAL FIRST HOME OR INVESTMENT
- CONVINIENT LOCATION



GROSS INTERNAL AREA
TOTAL: 501 sq.ft, 47 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	74	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(55-00) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts