

## Property Location Bournemouth



Total Area: 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup>

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.

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## Christchurch Road, Bournemouth

Asking Price Of £165,000





- Chain Free
- Two Double Bedrooms
- Larger Than Average
- Extended Lease
- Town Centre Location
- Close To Amenities
- Council Tax B
- High EPC Rating
- Great Investment Opportunity
- Strong Rental Demand Area



### Why you'll like it

Offered to the market chain free, this larger-than-average apartment presents an excellent opportunity for both first-time buyers and buy-to-let investors alike.

Ideally positioned in a prime town centre location, the property enjoys immediate access to Bournemouth's wide range of shops, restaurants, cafes and leisure facilities, all within easy walking distance. The award-winning Bournemouth beach is also just a short stroll away, making this a highly desirable setting for both owner-occupiers and tenants.

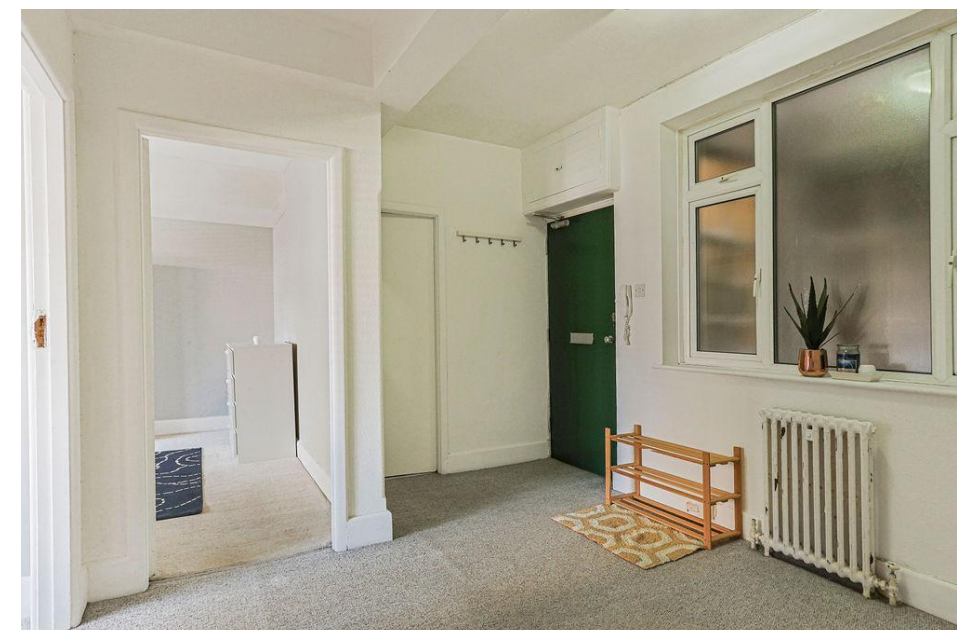
The apartment itself offers generous internal proportions throughout, providing comfortable and versatile living accommodation. Its spacious layout, combined with the central position, ensures strong rental appeal and long-term investment potential.

Bournemouth train station is conveniently located nearby, offering direct rail links to London Waterloo and beyond, making it an ideal base for commuters.

This is a fantastic opportunity to acquire a well-located and spacious apartment in the heart of Bournemouth, perfectly suited to those looking to step onto the property ladder or secure a solid investment. Early viewing is highly recommended.

Agent Notes:  
 Leasehold  
 Lease Length - 151 Years Remaining  
 Service Charge- £5,338 Per Annum covers gas central heating, hot and cold water, sewerage, building insurance, general maintenance  
 Ground Rent- £180 Per Year  
 Council Tax Band- B  
 EPC- C  
 AST Lets permitted  
 Holiday Lets not permitted  
 Pets not permitted

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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

