

## Property Location

East Cliff is one of Bournemouth's most prestigious coastal neighbourhoods, renowned for its elevated position, stunning sea views and close proximity to the town centre. Situated between Bournemouth Pier and Boscombe, the area offers a peaceful setting while remaining within easy reach of shops, restaurants, cafés and excellent transport links.



Total Area: 33.4 m<sup>2</sup> ... 360 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.



## Christchurch Road, Bournemouth

Offers Over £100,000

**Martin & Co Bournemouth**

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## Key features:

- No Forward Chain
- Private Entrance
- One Double Bedroom
- Ground Floor Flat
- Long Lease
- Allocated Parking
- Communal Grounds
- Popular Location
- Near Sandy Beaches
- Tax Band - A



## Why you'll like it

A well-presented one double bedroom ground floor apartment situated in the highly desirable East Cliff area of Bournemouth. Benefitting from its own private entrance door, allocated parking space and an impressive 189-year lease, this attractive home offers an excellent opportunity for first-time buyers, investors or those looking for a coastal retreat.

The accommodation is bright and well-proportioned throughout, comprising a welcoming entrance hall leading to a spacious living/dining room, providing an ideal space for relaxing or entertaining. The fitted kitchen offers a range of wall and base units with ample worktop space and room for appliances.

The generous double bedroom provides comfortable accommodation with space for additional furniture, while the bathroom is fitted with a modern white suite incorporating a bath with shower over, wash hand basin and WC. Further benefits include communal gas heating, electric water heater, double glazing, an allocated off-road parking space and well-maintained communal grounds.

Perfectly positioned on Bournemouth's prestigious East Cliff, the apartment is within easy walking distance of the award-winning sandy beaches, scenic cliff-top walks, Bournemouth Town Centre and the mainline railway station. A variety of shops, cafés, restaurants and leisure facilities are all close by, making this an ideal home for those seeking both convenience and a fantastic coastal lifestyle.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 56 D      |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Offered with a long 150-year lease, this superb apartment is expected to generate strong interest and early viewing is highly recommended.

### Agent's Notes

Tenure: Leasehold 189 Years from 25 December 1987

Lease: 150 Years Remaining

Ground Rent: NIL

Service Charge: £2,526.53 per annum

Heating: Electric: Serviced 2025

Management Company: Foxes

Freeholders: Meyrick Estates

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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 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 limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

