



Connells

816b Christchurch Road
Bournemouth

816b Christchurch Road
Bournemouth BH7 6DF

for sale
£135,000



Property Description

This charming second floor flat offers a fantastic opportunity for comfortable and convenient living. Boasting a double bedroom, the property features a bright living room, a well-equipped newly modernised bathroom, and the added benefit of gas radiator heating and double glazing throughout. Its central location places you within easy reach of local shops and the train station, perfect for commuters. The flat also comes with an allocated parking space. Accessed via a secure communal entrance with stairs leading to the second floor, this property is ready to welcome you home.

Pokesdown is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. Boscombe Beach is easy to reach, just walk along the promenade from Bournemouth Pier. There are many beach activities with climbing boulders, table tennis and volleyball on hand plus equipment such as pasteboards to hire. The iconic Boscombe Pier offers fabulous views across Poole Bay with plenty of traditional fun and kiosks for a welcome snack. Here you will also find seafront restaurants as well as a surf school.

There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

Approach

Access from the side where you will find an allocated parking space.

Secure entry system opens into the communal entrance hall. Stairs lead to the second floor landing. Front door opens into the;

Entrance Hall

Radiator. Doors to all rooms.

Sitting Room

15' 8" x 13' 2" (4.78m x 4.01m)

Double glazed window to the front. TV & Telephone points. Radiator. Laminate flooring throughout.

Kitchen

9' 3" x 5' 7" (2.82m x 1.70m)

Roof window. Fitted with a range of matching wall and base units with laminate worktops over.
Gas hob. Part tiled splashbacks. Electric oven. Space for washing machine. Space for
freestanding fridge freezer.

Bedroom

14' 8" x 10' 8" (4.47m x 3.25m)

Double glazed window to the rear. Radiator. Built in wardrobe. Door to the;

Bathroom

5' 8" x 5' 5" (1.73m x 1.65m)

Obscure glazed window to the rear. Three piece suite comprising panel enclosed bath with shower
over. Wash hand basin vanity unit. Low level WC. Cupboard housing gas central heating boiler.
Radiator. Part tiled.

Agents Notes;

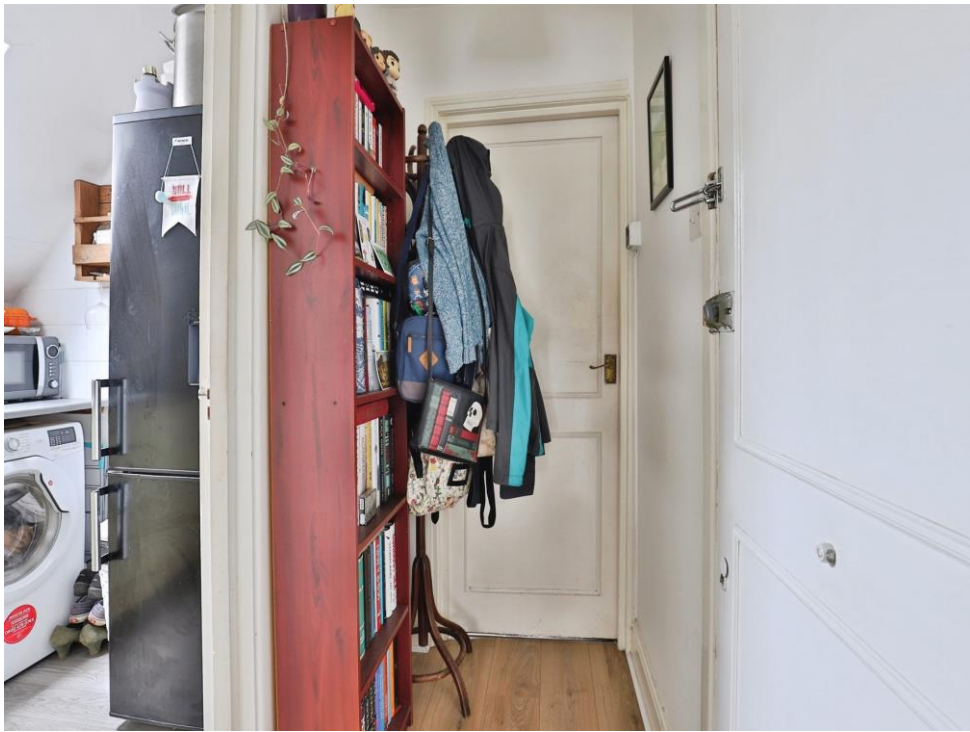
Lease: 189 from March 1996

Service Charge: £1017.24

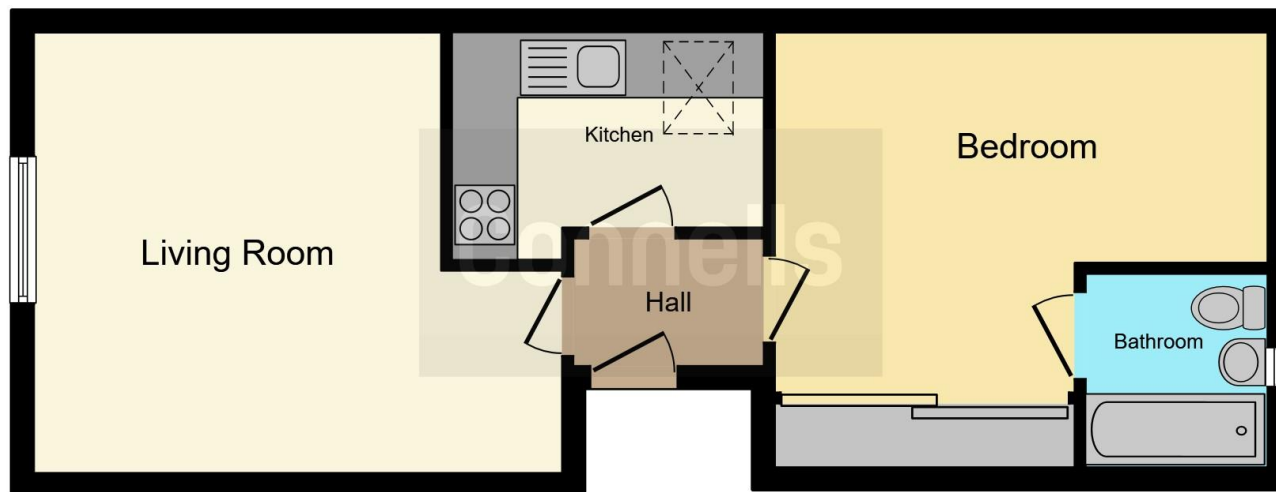
Ground Rent: £0

Council Tax: Band A - BCP Council









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: E

Council Tax
 Band: A

Service Charge:
 1017.24

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306456

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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