



Christchurch Road
BOURNEMOUTH BH1 4AE

for sale offers in excess of
£110,000



Property Description

Nestled in the vibrant Boscombe district of Bournemouth, this thoughtfully designed one double-bedroom split-level apartment offers a perfect blend of modernity and convenience. Ideal for first-time buyers or landlords, it boasts a private entrance and a prime location just a short stroll from Bournemouth's iconic 5* award-winning sandy beaches, vibrant bars, bustling shops, and excellent transport links. The interior impresses with a sleek, contemporary kitchen/living space featuring integrated electric hob, oven, and fridge, while the double bedroom offers ample storage with built-in wardrobes. A pristine three-piece bathroom completes the accommodation. Residents also enjoy the benefit of a parking area with two permits held for the property, making this a practical and appealing choice. Whether for personal enjoyment or rental potential, this well-presented apartment delivers comfort, style, and coastal accessibility.

Approach

The entrance to this property is off Adeline Road, via a gravel track. Front door opens into the;

Entrance Hall

into a good sized hallway with door to kitchen/ lounge/diner and staircase leading down to the bedroom

Kitchen / Sitting Room

With matching cream wall and base units, electric oven and hob, neutral painted walls and ceilings, laminate flooring.

Bedroom

Found on the level below and accessed by stairs the bedroom is a great size with downlights, smooth painted walls and ceilings, laminate flooring and a built in wardrobe. A

further door leads to;

En-Suite Bathroom

With a modern white suite comprising of a bath with shower above, WC and hand basin. Finished with white tiled walls and lino flooring.

Agents Notes;

Lease: 125 years from 25 March 2020

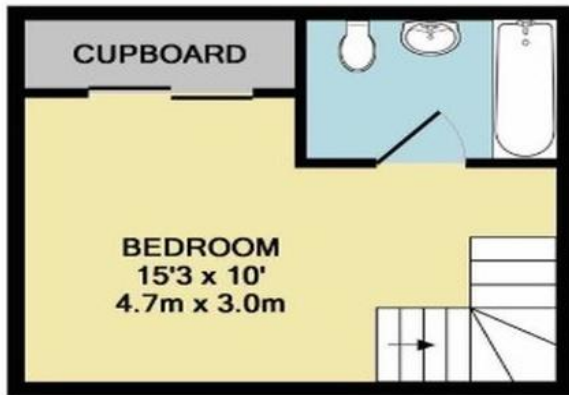
Service Charge: 1235.20

Ground Rent: 250

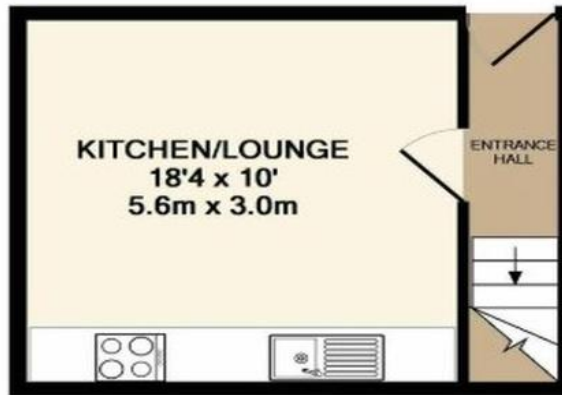
Council Tax: Band A - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





GROUND FLOOR
APPROX. FLOOR
AREA 193 SQ.FT.
(17.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 193 SQ.FT.
(17.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 386 SQ.FT. (35.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
Band: A

Service Charge:
1235.20

Ground Rent:
250.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/SBN306465](https://www.connells.co.uk/Property/SBN306465)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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