

Estate Agents



Auctioneers



Christchurch Road, Boscombe East, BH7 6BE **Guide Price £185,000 - Leasehold**

Very Well Presented One Bedroom Ground Floor Flat | Private Front Door
Entrance Hall | Modern Kitchen/Diner | 15' Living Room | Double Bedroom
Modern Bathroom | Private Garden | Long Lease

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Beautifully Presented One Bedroom Ground Floor Flat with Private Garden. This well-presented one-bedroom ground floor flat is set in the popular residential area of Boscombe East, offering easy access to local bus routes, Pokesdown mainline station, and a wide selection of shops, cafés, and restaurants. The seafront and sandy beaches are just a mile away, making this an ideal first-time purchase or investment opportunity. The property benefits from its own private entrance, leading into a welcoming open-plan hallway. The modern fitted kitchen/breakfast room has been finished to a high standard with stylish flooring and tiling, and features an integrated oven, gas hob with extractor, fridge/freezer, and washing machine, along with a range of sleek gloss-white storage units. The 15ft living room is bright and comfortable, with fitted carpeting and a feature fireplace adding character and warmth.

The double bedroom offers excellent space and includes built-in wardrobes plus an additional storage cupboard housing the gas boiler. The contemporary bathroom is equally well-appointed, featuring a P-shaped bath with shower over, WC, and a wall-hung vanity basin with storage drawer, all complemented by high-quality tiling and flooring.

Outside, the property enjoys a private enclosed rear garden, accessed via its own gate and pathway, providing a peaceful outdoor space for relaxing or entertaining. There is also potential to convert part of the garden into a private parking area, subject to requirements. This attractive home combines convenience, style, and location, just moments from local amenities and transport links. Viewing is highly recommended.

Tenure: Leasehold Lease: 990 Years remaining

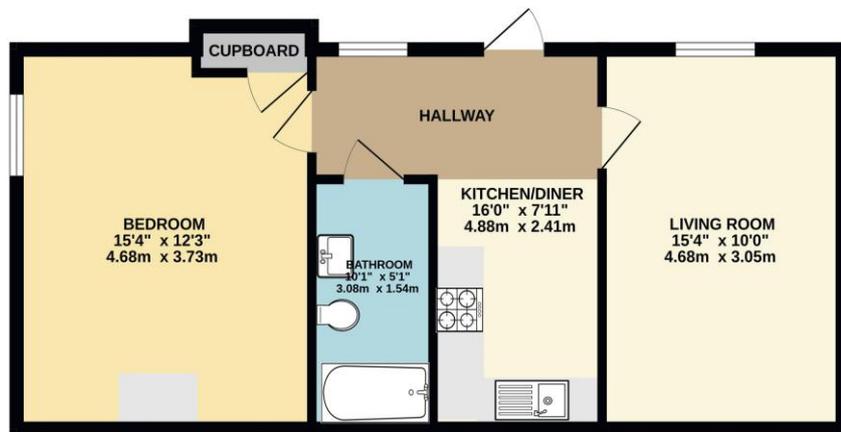
Ground Rent: £300.00 per annum Maintenance: Shared (as and when required)

Council Tax Banding: A

EPC Rating: 72 | C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) 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 | | |
| | 72 | 78 |
| England & Wales | EU Directive 2002/91/EC | |
| www.epc4u.com | | |

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



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TOTAL FLOOR AREA - 554 sq.ft. (51.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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