

**Flat 25, Hartford Court,  
Christchurch Road,  
Bournemouth, BH1 3BE**



# Property overview

**Guide Price £195,000**

A well-presented two double bedroom top-floor balcony flat in Hartford Court, Christchurch Road, Bournemouth.

Convenient for East Cliff (0.9 miles), Bournemouth Town (1.0 miles), Bournemouth Train Station (0.6 miles), popular shops, restaurants and amenities of Lansdowne High Street (0.5 miles), as well as travel routes to Southbourne (2.3 miles), Christchurch (4.0 miles) and Poole (5.1 miles).

The accommodation offers an entrance hall with a storage cupboard, two double bedrooms (one of which has an en-suite shower room and built-in wardrobe), a main bathroom, an open plan living/kitchen/breakfast room and a southerly facing balcony.

The property also benefits from an allocated parking space, gas-fired central heating, UPVC double glazing and the remainder of a long (extended) lease.

Offered with no forward chain and vacant possession.



# Accommodation

## Front External:

One way communal driveway to resident permitted parking, communal front door to inner lobby, communal lift and staircase to 3rd floor landing, front door to:

## Entrance Hall: 14' 10" max x 7' 2" max (4.52m x 2.18m)

Telephone door entry system, burglar alarm control panel, service hatch to roof space, door to cupboard (2'10 max x 2'10" max), continuing to:

## Inner Hall: 13' 11" x 3' 3" (4.24m x 0.99m)

Radiator, thermostat control panel, doors to accommodation.

## Bedroom One: 13' 9" max x 13' 5" max (4.19m x 4.09m)

Part sloped ceiling, skylight, window to side aspect, radiator, door to built-in cupboard (7'8 x 3'1") and door to:

## En-Suite: 6' 10" x 5' 8" (2.08m x 1.73m)

Part sloped ceiling, spotlights, skylights, extractor fan, part tiled walls, shower enclosure with electric shower over, pedestal wash hand basin, ladder-style towel radiator, WC.

## Bedroom Two: 10' 10" x 10' 8" (3.30m x 3.25m)

Part sloped ceiling, window to front aspect.

## Open plan lounge//Kitchen/Breakfast:

**Overall: 21' 1" max x 14' 3" max into door recess (6.42m x 4.34m)**

## Lounge Area: 14' 3" x 14' 0" (4.34m x 4.26m)

Part sloped ceiling, skylight, radiator, French door to balcony, open plan with:

## Kitchen/Breakfast Area: 14' 4" x 6' 6" (4.37m x 1.98m)

Spotlights, sun tunnel, range of eye and base level units, space for appliances (full-sized fridge/freezer, washing machine), cupboard housing gas-fired combination boiler, stainless steel 1 1/2 bowl sink/drainage, 4 ring gas hob (with extractor over and oven/grill below).

## Bathroom: 6' 6" max x 5' 8" max (1.98m x 1.73m)

Spotlights, extractor fan, pedestal wash hand basin, P-shaped bath with fixed shower screen, mixer tap and mixer shower controls (with handheld attachment over), mirrored cabinet, ladder-style towel radiator, WC

## Balcony: 7' 2" x 5' 3" (2.18m x 1.60m)

Semi-circle shape, south-easterly facing.

## Lease:

197 years remaining (extended by the current owners)

## Service Charge:

£2,664.32 per year

## Ground Rent:

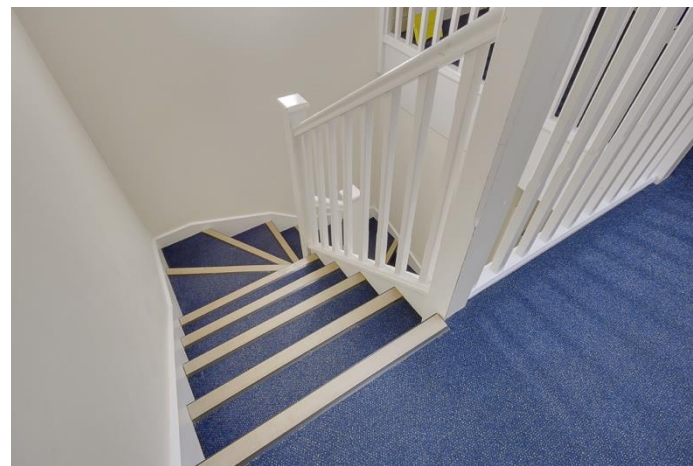
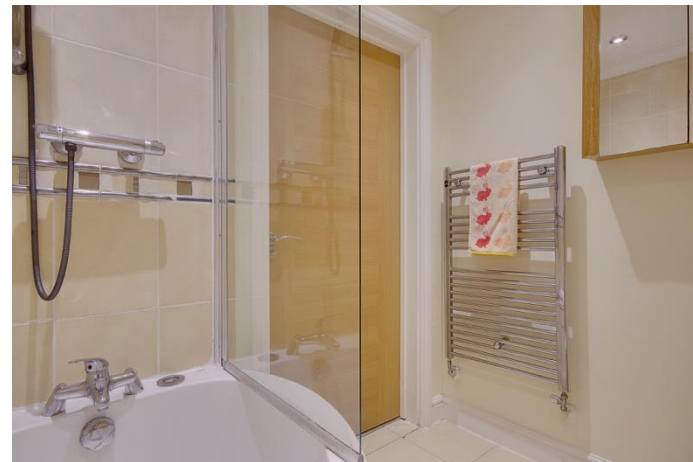
None.

# Photography





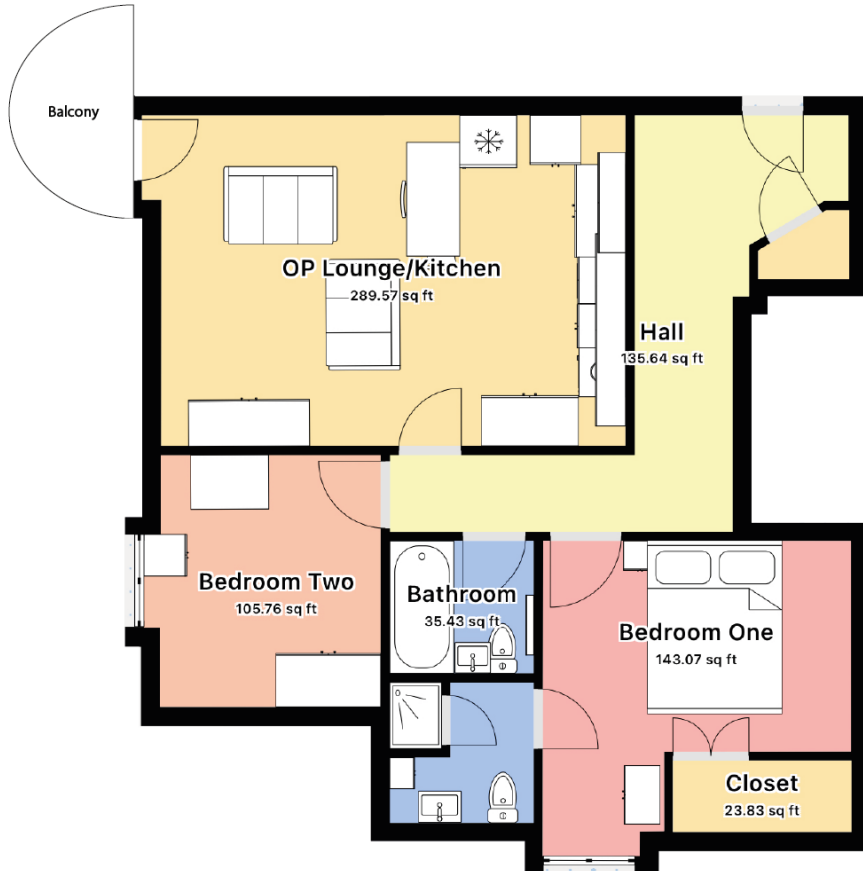






# Floor Plan

# EPC



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## Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| Flat 25 Hartford Court<br>43, Christchurch Road<br>BOURNEMOUTH<br>BH1 3BE | Energy rating<br><b>C</b> | Valid until:<br>28 July 2030                    |
|   |                           | Certificate number:<br>2318-4063-7293-7410-2260 |

Property type: Top-floor flat

Total floor area: 72 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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# Contact

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