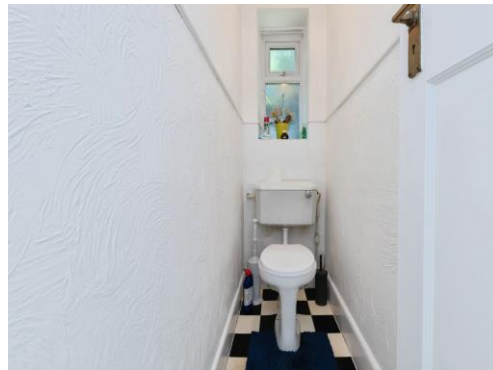




**Connells**

Berkeley Mansions Christchurch Road  
Bournemouth





### Property Description

Connells Southbourne are delighted to present a remarkable opportunity in the heart of Lansdowne, Bournemouth. This spacious two double-bedroom apartment, nestled on the ground floor of a distinctive art deco block, blends timeless character with modern convenience. Offering a airy sitting/dining room, a separate kitchen, and a well-appointed bathroom with a WC, this residence is designed for both comfort and functionality. A notable advantage is the share of freehold, providing peace of mind, and the absence of a forward chain, ensuring a streamlined purchase process.

The property is well presented throughout and has had brand new carpets fitted.

Just half a mile from Bournemouth Town Centre and Railway Station, the property is ideally positioned for commuting and vibrant city life. Residents will also enjoy a 600-metre stroll to the beach via Boscombe Chine Gardens, where golden sands, paddleboarding, beach volleyball, and a host of activities await. The iconic Bournemouth and Boscombe Piers offer scenic views over Poole Bay, along with coastal dining and lively seafront kiosks.

### Approach

The flat itself is positioned on the ground floor and approached via a communal door and entry phone system with a wonderful original wooden art deco door providing access into the;

### Sitting/Dining Room

Double glazed window to the rear aspect.

### Kitchen

### Bedroom One

Double glazed window to the rear and side aspects.

### Bedroom Two

### Bathroom

Double glazed window to the side.

### **Separate Wc**

Double glazed window to the side.

### **Outside**

A door gives direct access to a gated communal area. A locked gate to the side then provides access directly onto south facing communal gardens which are laid to lawn and surrounded by shrubs.

### **Agents Notes;**

Lease: 999 from March 1958

Service Charge: £2400 per annum

Ground Rent: £0 (Share of freehold)

Council Tax Band C - BCP Council















Total floor area 84.0 m<sup>2</sup> (904 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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73 Southbourne Grove  
BOURNEMOUTH BH6 3QU

EPC Rating: C Council Tax  
Band: C

Service Charge:  
2400.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306458](http://connells.co.uk/Property/SBN306458)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1958. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: SBN306458 - 0002