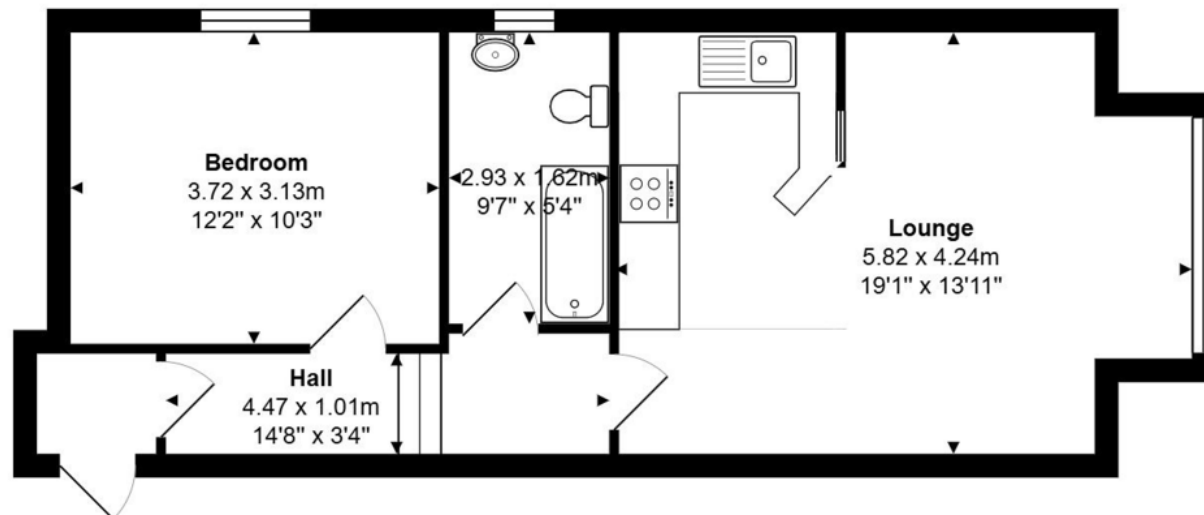


Property Location



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Christchurch Road, Bournemouth

Asking Price Of £165,000

Martin & Co Bournemouth

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01202559922

<http://www.bournemouth.martinco.com>



ONE DOUBLE
BEDROOM
FIRST FLOOR
APARTMENT
MODERNISATION
REQUIRED
LONG LEASE
OFF STREET PARKING
WALKING DISTANCE
TO THE BEACH
DOUBLE
GLAZING/GAS
CENTRAL HEATING
WALKING DISTANCE
TO BOSCOMBE TOWN
CENTRE
CHAIN FREE



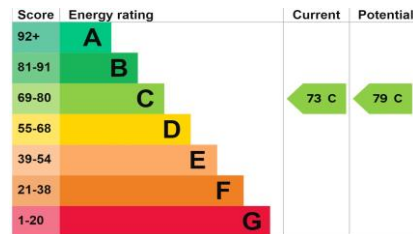
Why you'll like it

Martin & Co are pleased to offer for sale this 1- Double bedroom apartment situated on the Christchurch Road and offering in excess of 480 sq ft of living space. Ideally located to Boscombe Chine Gardens which provides direct access to Bournemouth's nationally recognised Beaches, Pier and Promenade.

There is very easy access to many local shops, bars, restaurants, schools and leisure facilities locally. Commuters will love the accessibility to transport links and short commute to Bournemouth Town Centre with its great shopping facilities and attractions.

Requiring some TLC, this property would make an ideal first time buyer home or investment property with possible rental yields of 6.75% once the property has been refurbished. The apartment has the benefit of double glazing throughout, gas central heating and entry phone system.

To the front of the building we find a drive and car park area with allocated off street parking for a car. A secure entry front door, leads to the enclosed lobby area, door to the entrance hall that leads to a further lobby area, and then on to all flats in the building.



The property comprises of a double bedroom, that provides ample space for all your bedroom furniture. There is a large window providing plenty of light and fresh air to the bedroom.

The bathroom benefits from a full size bathtub with tiled wall surround, glass shower screen, shower over the bathtub, white W/C and White hand wash basin. There is laminate flooring and a radiator completes the room.

Down the hall you find a level change and a small internal set of steps lead you to the combined lounge, kitchen, diner. This is a fantastic space that is ideal for movie nights in or entertaining family and friends. The lounge boasts a glass block feature in the wall, curved partition to the kitchen, is neutrally decorated and has carpeted floors.

The kitchen has plenty of counter top and cupboard space and boasts a Gas Hob, Oven, under-counter fridge/freezer, extractor fan and space for the washing machine. There is also an extractor fan and window for added fresh air.

Agent's Notes:
Tenure – 975 Leasehold
Lease - years remaining
Service Charge - £1650 per annum including Reserve fund donation of £220.00 per annum
Ground Rent - £0
Holiday Lets – Not Permitted
Pets –Not Permitted
All mains utilities are connected.

