

**FOR SALE**



**Christchurch Road, Bournemouth**  
**Asking Price Of £200,000**

  
**MARTIN & CO**





## Christchurch Road, Bournemouth

2 Bedrooms, 1 Bathroom

Asking Price Of £200,000

- MAISONETTE WITH ROOF TERRACE
- PRIVATE ENTRANCE
- GATED DEVELOPMENT
- WELL PRESENTED THROUGHOUT
- KITCHEN BREAKFAST ROOM

A beautifully presented two bedroom maisonette modern throughout with a wonderful roof terrace offered with no forward chain.

The property is located close to Boscombe high street, in Bournemouth, with a gated private entrance, and with off road parking.

Set within a convenient location, nearby the high street, shops and sandy beaches, the accommodation is set over two floors comprising two bedrooms, kitchen breakfast room, living room, family bathroom and private roof terrace.

Outside the property there is allocated off road parking which is set behind secure electric gates and a private entrance.

Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne.



Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Agent's notes:

Tenure: Leasehold

Lease: 102 Year Lease Remaining

Ground Rent: £10 per annum

Service Charge: £1,174.17 per annum

Management Company: Hawk Estates

Rental Potential: £1,050 pcm

Council Tax Band: B

EPC - C

Pets: Not Permitted

Holiday Lets: Not Permitted

Council Tax: Band C

All mains are connected

5\* Award Winning Sandy Beaches, Pier Promenade and Chine Gardens are comfortably unrivalled features, having undergone extensive investment and benefiting from Sea front restaurants, a surf school and popular bars/bistros selling local produce.

There is a main line train station at Pokesdown and Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.





This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Christchurch Road, Bournemouth

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 2.7 sq m / 29 sq ft

Total = 62.3 sq m / 670 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Martin & Co Bournemouth

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**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.



