







Christchurch Road, Bournemouth Asking Price Of £200,000





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 Agent's notes: facilities varying from well-established independent stores to the popular chains. Tenure: Leasehold

Lease: 102 Year Lease Remaining 5* Award Winning Sandy Beaches, Pier, Ground Rent: £10 per annum Promenade and Chine Gardens are comfortably Service Charge: £1,174.17 per annum unrivalled features, having undergone extensive Management Company: Hawk Estates investment and benefiting from Sea front Rental Potential: £1,050 pcm restaurants, a surf school and popular bars/bistros Council Tax Band: B selling local produce. EPC - C

Pets: Not Permitted There is a main line train station at Pokesdown and Holiday Lets: Not Permitted Bournemouth which provides direct links to Council Tax: Band C Southampton, Southampton Airport and London All mains are connected 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 contemplating travelling some distance to view the 5. These particulars are issued in good faith but do not be relied upon as statement of fact, but it is property.

given in good faith for guidance only. Applicants

should make enquiries to satisfy themselves with 3. Measurements: these approximate room sizes these particulars should be independently verified regard to any restrictive covenants that may apply, are only intended as general guidance. You must by prospective buyers or tenants. Neither Martin

1. Money laundering regulations: intending carpets or any built-in furniture. purchasers will be asked to produce identification

documentation at a later stage and we would ask 4. Services: please note we have not tested the relation to this property. for your co-operation in order that there will be no services or any of the equipment or appliances in this property, accordingly we strongly advise delay in agreeing the sale.

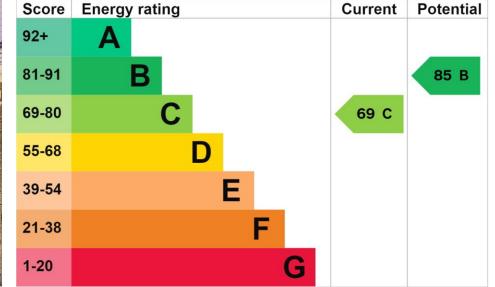
prospective buyers to commission their own survey

2. General: while we endeavour to make our sales or service reports before finalising their offer to particulars fair, accurate and reliable, they are only purchase.

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

not constitute representations of fact or form part of any offer or contract. The matters referred to in verify the dimensions carefully before ordering and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in







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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



=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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