



Estate Agents



Auctioneers

Hamble Court, Christchurch Road, Bournemouth, BH1 3PF

£235,000 – Leasehold

**Spacious Ground Floor Two Bedroom Apartment | Walking Distance to Boscombe Pier and the Sandy Beach
Living Room with door to Balcony | Modern Kitchen | 2 Double Bedrooms with Wardrobes | Bathroom | Separate WC
Secure Underground Parking | Communal Grounds | Long Lease**

A spacious two bedroom ground floor balcony apartment situated in a most convenient location just half a mile from the award winning sandy beaches at Boscombe Pier via Boscombe Cliff Gardens, and just a mile from Bournemouth's bustling town centre and mainline train station; local bus services stop nearby. The property has been refurbished to a high standard within recent years and now features double glazing, modern Dimplex Quantum Economy 7 heaters, 22' reception room, 12' kitchen, two double bedrooms, modern bathroom and separate w/c. The building has had a new roof - with 24 years remaining on the guarantee, secure underground parking plus well tended communal grounds. Viewing recommended.

Enter the block via the well maintained communal entrance with Entryphone system and lifts to all floors. The flat itself has a spacious hallway with three large storage cupboards, leading to the impressive south facing 22' lounge which has a large window to the front and also a door to the south facing balcony overlooking the pleasant communal grounds. The 12' kitchen is fitted with a range of quality modern units and built-in appliances including oven and hob, dishwasher and fridge/freezer. Both bedrooms are an excellent size and both have fitted wardrobes. There is a modern bathroom with carronite bath and Mira shower unit over (with enhanced pump) plus wash basin and built in vanity unit and a separate WC.

Outside the property enjoys well maintained communal grounds and secure underground parking - one space for a car, plus bike storage. Ample visitors parking to the rear.

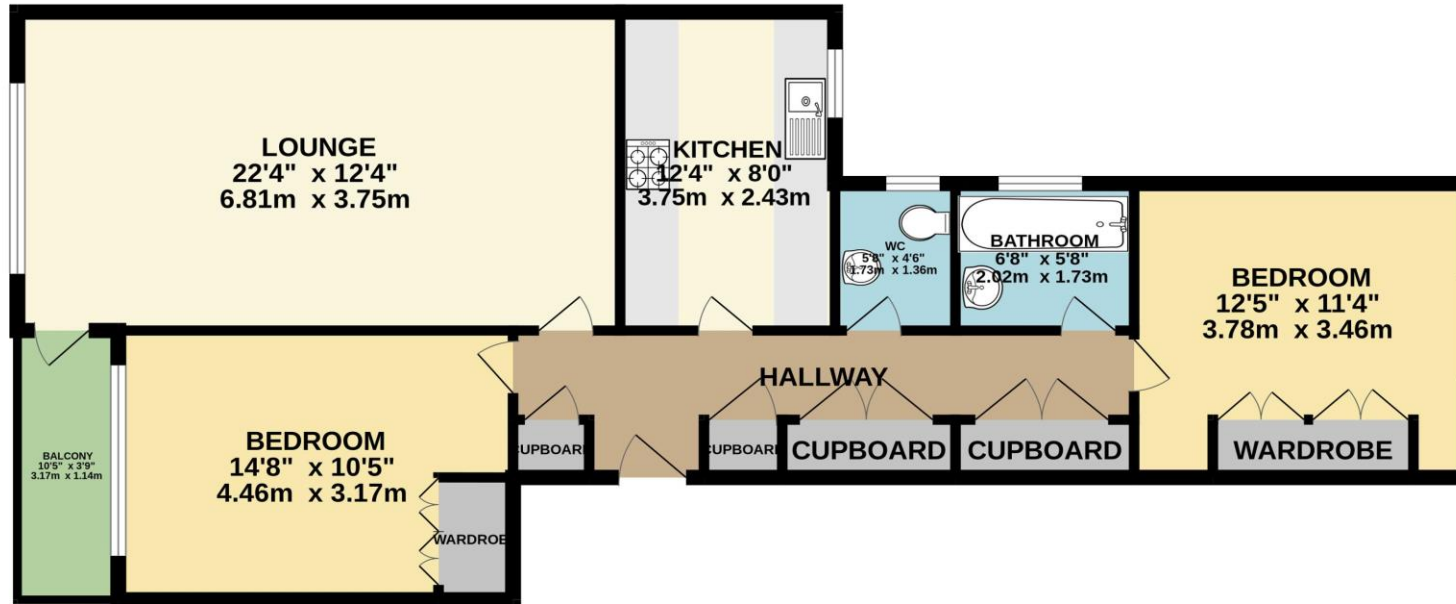
Lease: 137 years remaining
Council Tax Band: C

Ground Rent: Nil
EPC Rating: 54 | E





GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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