



Estate Agents



Auctioneers

Christchurch Road, Boscombe East, Bournemouth, BH7 6EA

£220,000 – Leasehold

**Two Bedroom First Floor Flat | Own Private Entrance and Stairs | 17' x 15' Reception Room | 15' Kitchen/Breakfast Room
Two Bedrooms | Modern Bathroom | Rear Garden | Long Lease | No Chain**

A spacious and well presented two bedroom first floor flat, situated in a convenient location close to local shops at Pokesdown Hill and having easy access into Bournemouth on the bus route, as well as being close to Tesco Extra Supermarket, Littledown Leisure Centre and the major local employer JP Morgan. The flat features UPVC double glazing, gas central heating with modern boiler, 17' x 15' reception room, modern 15' kitchen/breakfast room, two double bedrooms, modern bathroom and its own private rear garden. Offered for sale with No Upper Chain.

Enter via the private door into the lobby with stairs to the first floor landing. To the front aspect is the impressive 17' x 15' reception room with a large bay window and fireplace; this is an excellent sized lounge with lots of space for sofas and a dining room table. The 15' kitchen/breakfast room has a good range of modern units with cooker and extractor fan - there are three further built-in cupboards. There are two good sized bedrooms plus a modern bathroom comprising of bath and shower attachment, w/c and basin with stylish tiling. Access to loft space from the landing (housing the boiler).

Outside, the private rear garden enjoys a sunny aspect and extends to approx. 30' x 20', mainly laid to lawn. Storage shed.

Lease: Approx. 947 years unexpired.
Council Tax Band: B

Maintenance: Shared - As and when required
EPC Rating: 75 | C





FIRST FLOOR

764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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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