

Estate Agents



Auctioneers



## **Christchurch Road, Boscombe East, BH7 6BE £190,000 Leasehold**

Very Well Presented One Bedroom Ground Floor Flat  
Private Front Door and Entrance | Modern Kitchen/Diner | 15' Living Room  
Double Bedroom | Modern Bathroom | Private Garden | Long Lease

# Christchurch Road, Boscombe East, Bournemouth. BH7 6BE

## £190,000 Leasehold

Offered to the market with no onward chain, this very well presented ground floor flat has a private garden and is situated in the sought after location of Boscombe East, offering easy access to local bus services, Pokesdown mainline station and an array of shops, cafes and restaurants; the seafront and sandy beaches are only a mile away.

The flat has its own private front door leading into the open-plan entrance hall. There is a modern fitted kitchen/breakfast room finished to a high standard with quality flooring and tiles, an integrated washing machine, fridge/freezer, oven and gas hob with extractor fan plus ample modern gloss-white storage units. The 15' living room is carpeted and has a feature fireplace.

The bedroom is a generous double size and benefits from built in wardrobes plus a storage cupboard which houses the boiler. The stylish modern bathroom is also finished to a high standard with quality flooring and tiles, and comprises a P-shaped bath with shower over, w/c and wall-hung vanity basin with storage drawer below.

Outside, the garden is enclosed by panel fencing and is accessed via its own private gate and pathway at the rear of the property - there is also an option to turn this into a parking space if required.

Viewing advised to appreciate what this property has to offer - an ideal first time buy or investment.

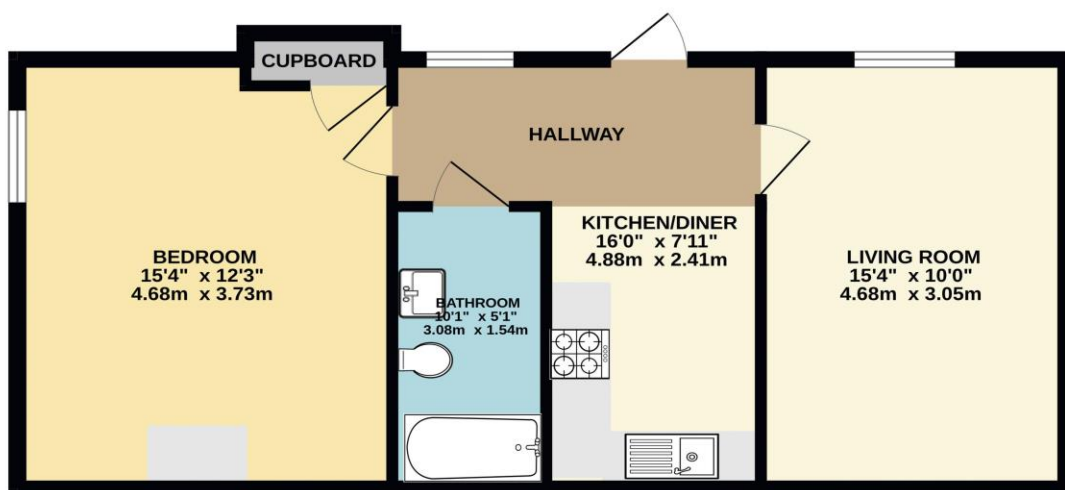
Lease: 993 Years remaining

Maintenance: Shared, as and when required

Ground Rent: £300 per annum

Council Tax Band: A

### GROUND FLOOR 554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 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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