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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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## Flat 3, East Cliff Lodge 57 Christchurch Road, EAST CLIFF BH1 3PA

£250,000

### The Property

Brown and Kay are delighted to market this upper ground floor apartment in the highly sought after area of East Cliff, only moments from Bournemouth town centre with its extensive range of shopping and leisure pursuits, and award winning beaches with promenade stretching in both directions. Local bus services and train station which operates direct to London Waterloo is also close to hand.

Offered for sale with no forward chain is this upper ground floor two bedroom apartment. The property offers a blend of character charm and modern benefits to include a generous bright and spacious living/dining room, separate fitted kitchen, two double bedrooms, family bathroom and a private rear south facing garden.

Furthermore there is gas central heating, double glazing, allocated parking and bicycle store.

### AGENTS NOTE

We have been informed by the vendor that short term lets (less than a period of 6 months) is not permitted.

We have been informed by the vendor that pets are allowed subject to the freeholders permission.

### COMMUNAL ENTRANCE HALL

Stairs leading to first floor.

### ENTRANCE HALL

### LOUNGE/DINER

14' 8" x 13' 9" (4.47m x 4.19m) Double glazed window to front aspect, further 'turret style' bay window.

### KITCHEN

11' 0" x 5' 2" (3.35m x 1.57m) Mix of base and wall units with complementary work surfaces over, integrated oven with extractor over, gas hob, washing machine and fridge/freezer. Windows to side aspect.

### FAMILY BATHROOM

Bath with mixer taps, w.c, wash hand basin and heated towel rail.

### BEDROOM ONE

10' 10" x 10' 7" (3.30m x 3.23m) Double glazed window to rear aspect, UPVC patio doors out to the private garden.

### BEDROOM TWO

14' 4" x 7' 8" (4.37m x 2.34m) Double glazed window overlooking the rear garden.

### REAR GARDEN

Private south facing rear garden with patio ideal for al fresco dining, the remainder is laid to lawn with a storage shed at the rear.

### TENURE : LEASEHOLD

Length of lease - 104 years remaining  
Service Charge - £993.80 per half year.  
Management company - Foxes Management Company.

### COUNCIL TAX - BAND D