

# HEARNES

WHERE SERVICE COUNTS



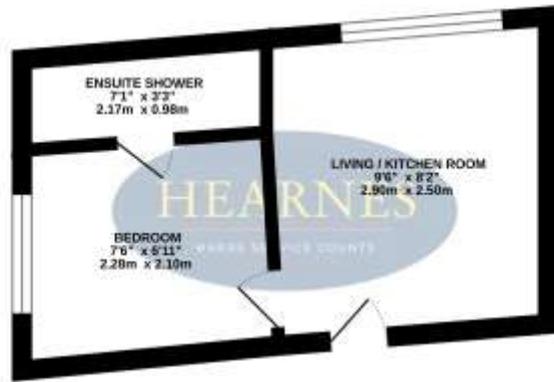
Christchurch Road, Bournemouth, Dorset

A well-presented GROUND FLOOR ONE BEDROOM apartment set within a RESTORED VICTORIAN building, ideally located close to the BEACH, local SHOPS and TRANSPORT links. Features include OPEN PLAN living, EN-SUITE SHOWER room, and access to a COMMUNAL rooftop garden. Offered with NO CHAIN.



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GROUND FLOOR



TOTAL FLOOR AREA: 112 sq m (1218 sq ft) approx.  
 All measurements are approximate and are not intended to be used for any legal purpose. The actual area may vary slightly from the above. The actual area may vary slightly from the above. The actual area may vary slightly from the above.

For illustrative purposes only - not to scale.

A well-presented ground floor apartment, situated in this sought-after location close to local shops, award-winning beaches, and regular transport services. Offered for sale with no onward chain. Originally built in the 1800s, the building opened as a branch of the exclusive Plumbers Department Store, purveyors of luxury items to the wealthy residents of Boscombe and Bournemouth. The building has since been carefully restored to its former glory, retaining many of its Victorian architectural features.

The apartment is accessed via a communal entrance and comprises a spacious open-plan kitchen/living room and a generous double bedroom with an en-suite shower room. The kitchen offers ample storage and includes an integrated fridge/freezer, washing machine, electric hob, and oven. The bedroom overlooks the front aspect and enjoys direct access to a stylish en-suite with WC, hand wash basin, and walk-in shower enclosure. Modern finishes include UPVC double glazing and gas central heating throughout.

Externally, a secure gated area provides access to a bike store, while internally the development benefits from a communal rooftop garden. Parking is available on the road.

Maintenance: £2,006.90 per annum  
 Ground Rent: £250  
 Lease: 125 years from 1st November 2015

**Council Tax Band: A    EPC Rating: C**



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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

