



£275,000

Flat 9 St Swithin House, 21 Christchurch Road, BOURNEMOUTH, Dorset BH1 3FJ



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## THE PROPERTY

An immaculately presented two-bedroom first-floor apartment finished to an exceptional standard and featuring a large private decked balcony, ideal for modern coastal living. The apartment offers a stylish open-plan living, dining, and kitchen space with shaker-style cabinetry, integrated appliances, wood-effect flooring, and recessed lighting throughout. A striking exposed brick feature wall adds character and creates a sophisticated focal point, while glazed doors provide seamless access to the generous balcony — perfect for entertaining or relaxing. Both bedrooms are well-proportioned and beautifully finished, complemented by a contemporary shower room with high-quality fittings. Set within the well-maintained St Swithin House.

The property occupies a super position on the sought after East Cliff ideally placed to take advantage of all the area has to offer. In opposite directions you will find both Bournemouth and Boscombe town centres which offer a wide and varied mix of shopping amenities and for beach lovers, miles upon miles of golden sandy shores stretch from the famous Sandbanks through to trendy Southbourne and beyond, all just moments from your door. With transport in mind, there are bus services operating to surrounding areas and main line train station located at Bournemouth.

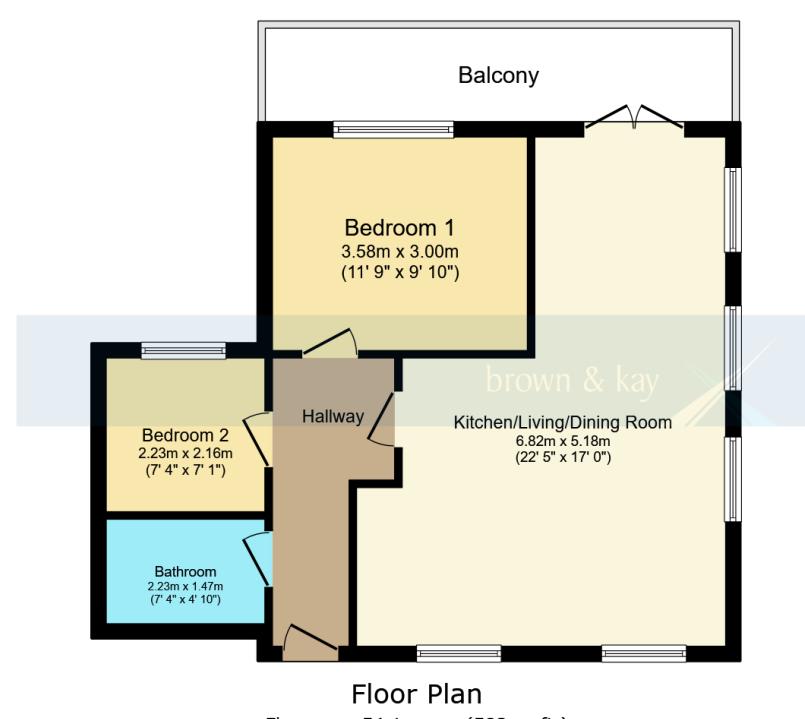
## MATERIAL INFORMATION

Tenure- Share of Freehold  
 Lease Length- TBC  
 Managing Agent - TBC  
 Service Charge- £1500 per annum  
 Pets / Holiday Lets - Both permitted.  
 Parking - Residents Parking  
 Council Tax - Band B  
 EPC Rating - C

## KEY FEATURES

- NO FORWARD CHAIN
- TWO BEDROOMS
- LARGE TERRACE
- RESIDENTS PARKING
- OPEN PLAN KITCHEN/LIVING ROOM
- SHARE OF FREEHOLD
- SHORT TERM LETS & PETS PERMITTED
- BEAUTIFULLY PRESENTED
- REMAINDER OF BUILD ZONE WARRANTY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Total floor area: 54.1 sq.m. (583 sq.ft.)

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