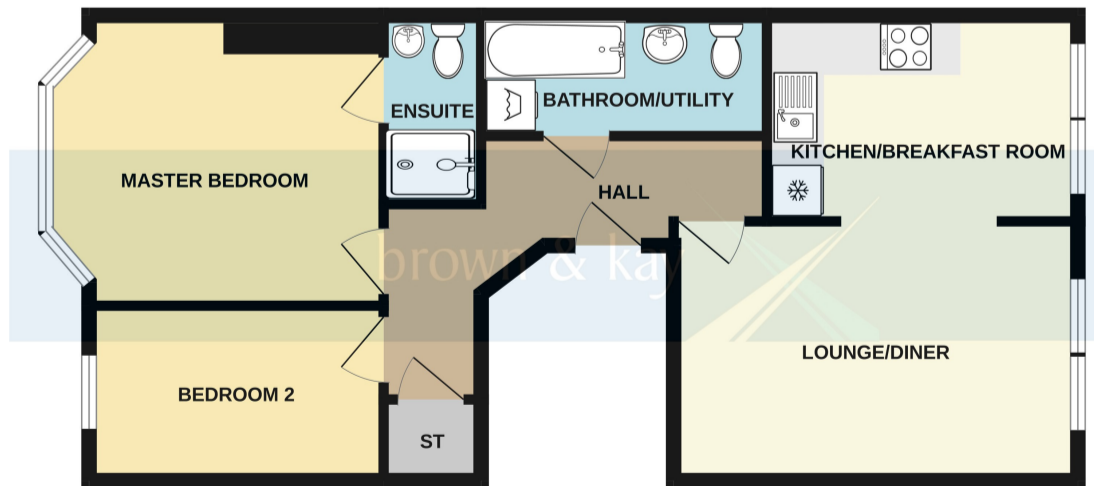




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 607 sq.ft. (56.4 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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GROUND FLOOR  
 607 sq.ft. (56.4 sq.m.) approx.



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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



**Flat 4, 449 Christchurch Road, Bournemouth, Dorset BH1 4AB Offers Over £160,000**

**The Property**

Brown and Kay are delighted to market this delightful apartment situated within a grade II listed building. The accommodation is both spacious and well arranged and benefits from a well appointed kitchen with space for dining table, bright living room, two double bedrooms one of which has an en-suite shower room and a further bathroom which also houses the washing machine! Furthermore the property is being sold with no forward chain and must be viewed to be fully appreciated!

Fantastically positioned close to Bournemouth's Award Winning Sandy Beaches and within easy reach to the town centre where you can enjoy an array of local shops, independent cafe's, bars, bistros and award winning restaurants. The property is also conveniently located within close proximity to main travel links with national rail links to London Waterloo.

**ENTRANCE HALL**

**LOUNGE**

15' 04" x 9' 0" (4.67m x 2.74m) Feature fireplace, sash windows overlooking the front, archway into the kitchen.

**KITCHEN**

12' 08" x 7' 09" (3.86m x 2.36m) Mix of base and eye level units with integrated fridge/freezer, oven and gas hob. Space for dining table. Sash windows overlooking the front

**BATHROOM**

10' 10" x 4' 07" (3.30m x 1.40m) Three piece suite including bath, sink and w.c. Heated towel rail, extractor fan and utility space with washing machine.

**BEDROOM ONE**

14' 08" x 11' 0" (4.47m x 3.35m) Large bay window overlooking the rear, feature fireplace, en-suite

**EN-SUITE**

7' 02" x 3' 07" (2.18m x 1.09m) Newly fitted shower, sink, w.c and heated towel rail. Extractor fan.

**BEDROOM TWO**

11' 02" x 6' 06" (3.40m x 1.98m) window overlooking the rear, combination boiler.

**STORAGE CUPBOARD**

**COUNCIL TAX - BAND A**

**TENURE- LEASEHOLD**

Length of lease - 125 years from and including 1st January 2013.  
Maintenance - service charge - £75 per month  
Buildings Insurance - £483 per year  
Ground Rent - £362.58 per year