

£150,000 Offers Over
Christchurch Road, Bournemouth
Apartment | 3 Bedrooms | 2 Bathrooms

01202 289000

DANEHURST
— ESTATE AGENTS —

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Step Inside

Key Features

- Brand New Lease - 153 Years
- First Floor Flat
- 3 Double Bedrooms
- En-Suite To Master
- Parking Space
- Leasehold - EPC: D - Council Tax Band: B
- Close to Main Line Train Station
- Close to Beach
- Offered Vacant Or With Tenant
- Current Rent Achieved Is £1,300 pcm

Property Description

Guide Price £150,000 - £160,000 | Brand New 153-Year Lease

This three-bedroom apartment offers 796 sq ft of accommodation and is set on the first floor of Lansdowne House. With a brand-new 153-year lease and peppercorn ground rent, it is a strong option either as a home or an investment, with proven rental income.

The apartment includes a lounge and dining area, modern fitted kitchen with breakfast bar, three double bedrooms, one with en-suite, and a family bathroom. It is in good order throughout, with UPVC double glazing, gas central heating, and the benefit of a residents' parking space in the car park to the rear which you can gain access from the flat.

The annual service charge is £4,112.14, payable in two instalments. This covers buildings insurance, communal heating, hot water, water rates, sewerage, caretaker services, and the maintenance and cleaning of communal areas.

Currently let at £1,300pcm, the property can be purchased either with the tenant in place or with vacant possession.

The apartment is well located, within walking distance of Bournemouth's award-winning beaches and town centre amenities. Bournemouth train station, with direct services to London Waterloo, and the central bus station are also close by. The BH2 Leisure Complex, Bournemouth International Centre and Pavilion Theatre offer restaurants, entertainment and events throughout the year.

Key Information:

Tenure: Leasehold

Lease length: 153 years remaining

Ground Rent: Peppercorn

Service Charge: £4,112.14 pa

Council Tax: Band B

EPC: D

This apartment combines well-planned living space, a secure lease length, peppercorn ground rent, and a central Bournemouth location, making it an attractive option for buyers seeking a main residence or a sound rental investment.

Main Particulars

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Tenure: Leasehold

Lease Years Remaining: 153

Located in the heart of Lansdowne, BH1 3JP, this property is ideally positioned for access to Bournemouth's award-winning beach, gardens, and town centre. Transport links are excellent, with Bournemouth's mainline train station, the central bus station, and the A338 Wessex Way providing easy connections to Poole, Christchurch, and Southbourne, all just a short drive away. Hengistbury Head and Christchurch Harbour are also nearby, offering opportunities for walking, boating, paddleboarding, and

kayaking. Further afield, the stunning New Forest National Park.

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4



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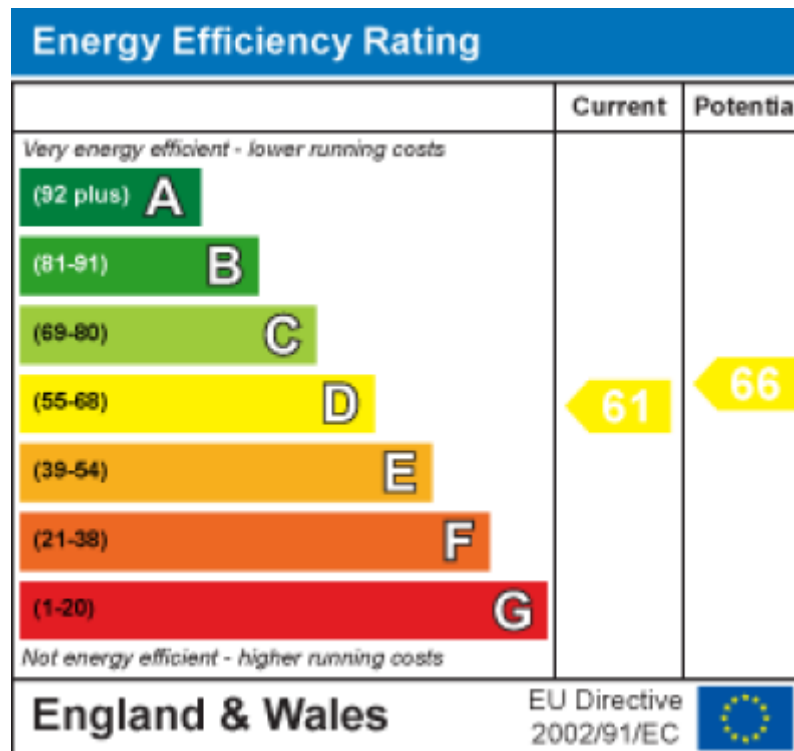


Total Area: 73.9 m² ... 796 ft²
 All measurements are approximate and for display purposes only



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



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