

Christchurch Road, Bournemouth Bournemouth BH1 3JP

Offers over £150,000

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** Guide Price £180,000 - £200,000 ** BRAND NEW LEASE **

This well-presented three-bedroom apartment offers 796 sq ft of accommodation and is situated on the first floor of Lansdowne House, benefiting from a brand-new lease with 153 years remaining, making it an attractive option as either a home or investment opportunity.

The accommodation comprises a spacious lounge/dining room, modern kitchen with breakfast bar, three double bedrooms, one with an en-suite and a family bathroom. The apartment is in good condition throughout and benefits from UPVC double glazing and gas central heating. Both the heating and hot water are provided by a communal boiler, with the costs included in the service charge, along with water and sewerage. The apartment also comes with a parking permit for a parking space in the residents car park.

It is currently achieving £1,300 per month in rental income, the apartment can be purchased either with the tenant in place or with vacant possession, offering flexibility to suit your requirements.

The award-winning Bournemouth Beach is just a short walk from the apartment, along with the Lower Gardens and a variety of town centre amenities. For convenient travel connections, Bournemouth's mainline train station, with direct services to London Waterloo and the central bus station are close by.

The nearby BH2 Leisure Complex offers a range of entertainment options, including a state-of-the-art ODEON Cinema, a choice of restaurants, bars, and indoor activities such as adventure golf.

Also within easy reach are the Bournemouth International Centre (BIC) and the Pavilion Theatre, both hosting a variety of concerts, shows, and exhibitions throughout the year.

Service Charge, which includes heating, water and sewerage is £4,112.14 per year

Tenure: Leasehold Council Tax Band: B EPC Rating: D Lease Length: 153





Area Map



Floor Plan



EPC Rating

D

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