

Christchurch Road, Bournemouth, Dorset
Asking Price: £180,000

Austin&Wyatt



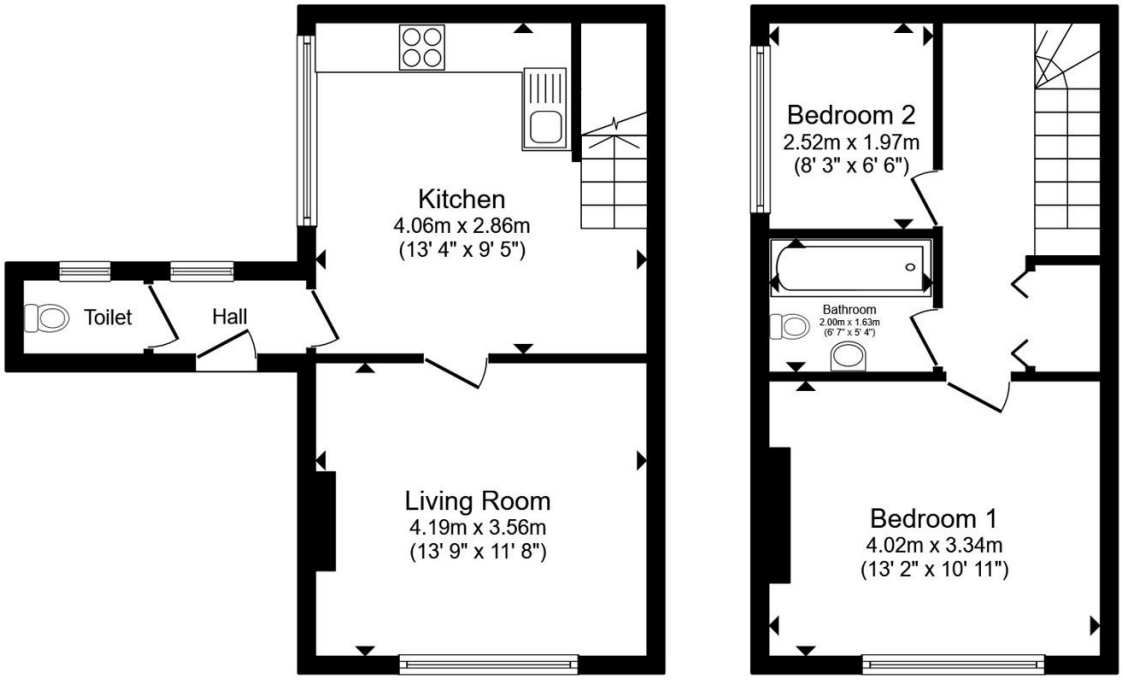




Austin & Wyatt are delighted to present this charming and spacious two-bedroom maisonette, ideally situated within a striking character building on the ever-popular Christchurch Road. Offering generous accommodation across two floors, this unique home combines period charm with modern convenience and is perfectly positioned for access to Bournemouth town centre, award-winning beaches and excellent transport links.

Upon entering the property, a welcoming hallway provides access to a useful ground floor cloakroom/WC and leads through to a bright and spacious living room. A large window allows plenty of natural light to flood the room, creating an inviting space for both relaxation and entertaining. The property further benefits from a modern fitted kitchen/dining room, offering a range of eye and base level units, ample worktop space and room for dining.

Stairs rise to the first floor where two well-proportioned bedrooms can be found. The principal bedroom is a particularly generous double room featuring a characterful arched window and ample space for freestanding furniture. The second bedroom provides a versatile space ideal as a child's bedroom, guest room or home office. Completing the accommodation is a family bathroom fitted with a modern suite.



Ground Floor **First Floor**

Total floor area 64.9 m² (699 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£952**

Years Left on Lease: **120**

Ground Rent: **£131**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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