



CARLTON COURT, 428 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH1

£128,000 LEASEHOLD

This two bedroom apartment is situated in a central location near to local amenities, good transport links and a short walk to the beach. The property is set on the ground floor and benefits from a private entrance, one double bedroom and one single bedroom, lounge with separate kitchen, good size store cupboard / utility room and resident parking. An ideal investment or first time buy.

Ground floor | Two bedrooms (one double, one single) | Lounge to front aspect | Fitted kitchen | One bathroom | Resident parking (first come first serve)

Westbourne | 01202 767633 |

Winkworth



LOCATION

Boscombe is a very popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number good shopping facilities varying from well-established independents to the popular high street names.

The Pier, Promenade and Chine Gardens are without a doubt one of the area's most special features, having undergone extensive investment and now benefiting from Sea front restaurants, a surf school and delicatessen selling local produce.

There is a main line train station at Bournemouth which provides direct links to Southampton, Southampton Airport and London Waterloo which is approximately 100 miles away. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

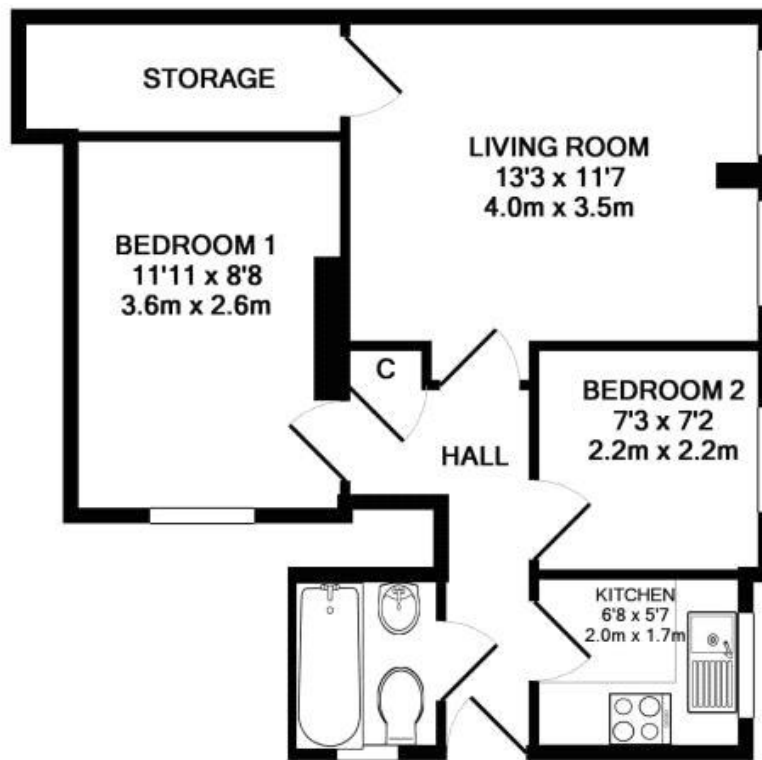


DESCRIPTION

The property is situated on the ground floor and is accessed via a private entrance. The lounge is a good size with ample space for dining table and views to the side aspect of the development. There is a separate kitchen which benefits from a range of base and eye level work units with space and plumbing for domestic appliances.

There are two bedrooms, the master bedroom is a good size double room with room for freestanding furniture and there is a smaller second bedroom. The bathroom is tiled and comprises of a suite to include a WC, wash hand basin and panelled bath with shower above. There is also a very large storage cupboard within the apartment.

Resident parking is available on site on a first come first serve basis.



TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: C

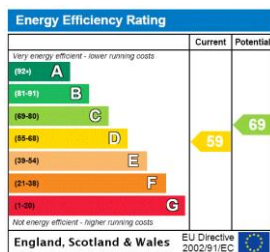
TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1800 per annum

AT A GLANCE

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- Two bedrooms (one double, one single)
- Lounge to front aspect
- Fitted kitchen
- One bathroom
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