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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**1216A CHRISTCHURCH ROAD
BOURNEMOUTH
BH7 6DY**

Price £250,000

Shared Freehold



THIS IS A DELIGHTFULLY SPACIOUS FIRST FLOOR FLAT WHICH HAS IT'S OWN PRIVATE ENTRANCE & GARDEN.

SITUATED ON THE FIRST FLOOR THE PROPERTY HAS ACCOMMODATION INCLUDING LARGE LOUNGE WITH BAY WINDOW, MODERN BREAKFAST/KITCHEN, INNER LANDING, MODERN FAMILY BATHROOM & 2 WELL PROPORTIONED DOUBLE BEDROOMS.

THE PROPERTY BOASTS MANY BENEFITS INCLUDING LARGE LOFT SPACE WHICH COULD BE CONVERTED TO FURTHER ACCOMMODATION IF NEEDED (STPP), GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, PRIVATE EASY TO MAINTAIN GARDEN WITH DECKED SEATING AREAS, ARTIFICIAL LAWN AND GOOD SIZE STORAGE SHED.

IDEALLY LOCATED BETWEEN CHRISTCHURCH & SOUTHBOURNE, BOTH OF WHICH HAVE AN ABUNDANCE OF SHOPPING & RECREATIONAL FACILITIES. LOCAL SHOPS ARE IN CLOSE PROXIMITY & BEAUTIFUL AWARD WINNING SANDY BEACHES ARE ONLY A SHORT DRIVE AWAY. WE STRONGLY ADVISE AN INTERNAL INSPECTION TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER.

1216A CHRISTCHURCH ROAD, BOURNEMOUTH BH7 6DY

- **DECEPTIVELY SPACIOUS FIRST FLOOR FLAT**
- **2 DOUBLE BEDROOMS**
- **LARGE LOUNGE**
- **MODERN KITCHEN**
- **MODERN BATHROOM**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO LOCAL SHOPS**
- **PRIVATE, EASY TO MAINTAIN GARDEN**
- **OWN ENTRANCE**
- **LARGE LOFT SPACE**
- **SHORT DRIVE TO STUNNING BEACHES**
- **SITUATED BETWEEN CHRISTCHURCH & SOUTHBOURNE**
- **EASY ACCESS TO BUS ROUTES**
- **VIEWING ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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