



640 CHRISTCHURCH
ROAD
BOSCOMBE
BH1 4BP

FREEHOLD
GUIDE PRICE
£475,000 - £500,000

“A freehold investment
opportunity currently
producing an income
of £41,000 P/A of four
apartments, ideal for
long terms lets or Air
B&B ”

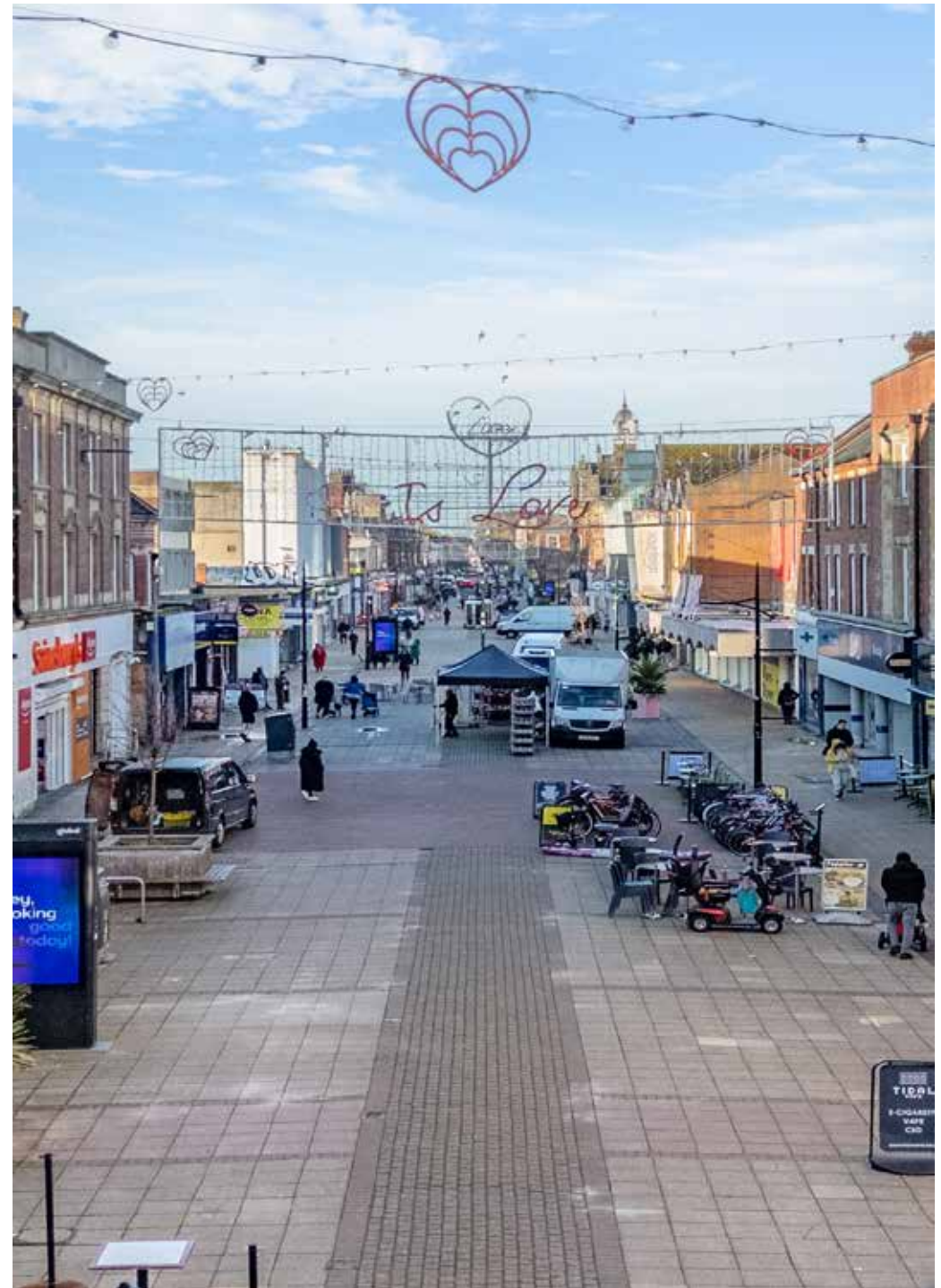
Winkworth

for every step...

GUIDE PRICE £475,000 - £500,000

Four Apartments
Two x One Bedroom
Two x Two Bedroom
Freehold For Whole Block Including The Commercial Unit
Below
Current Income £41,000 Per Annum

01202 434365
southbourne@winkworth.co.uk





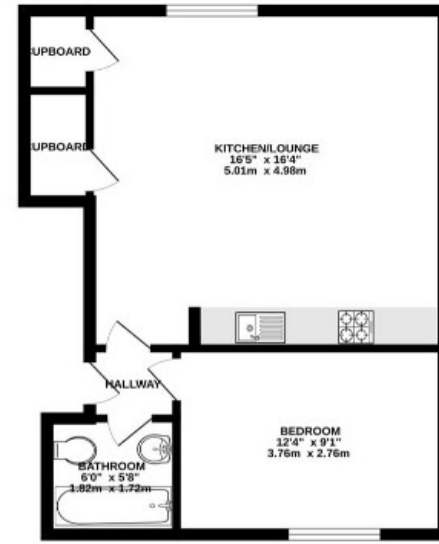
Why Christchurch Road?

This investment opportunity sits in the heart of Boscombe's vibrant high street. Boscombe Pier is less than a mile away where you can find miles of golden sandy beach, the popular surf reef and free entry onto the pier. The promenade stretches from Hengistbury Head to Sandbanks with a number of watersports available by the pier along with a number of beach side cafe's bars and restaurants to enjoy along the way. Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving nightlife scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beachfront Chine Gardens has paths winding around flower beds and a mini-golf course.

There are excellent transport links to Christchurch and Bournemouth along with Pokesdown train station which is also located nearby making the ideal opportunity for anyone looking for a weekend retreat or to air b&b.

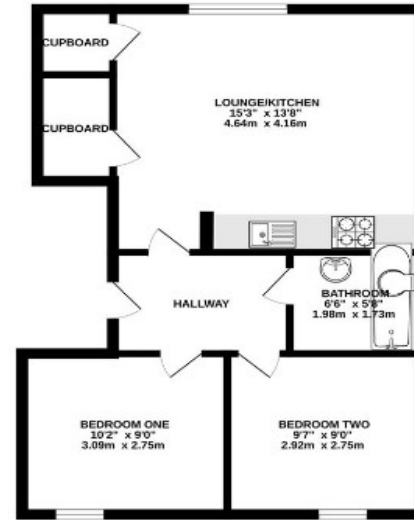
A little further along the coast, approximately a mile away, you can find Southbourne high street which has been rejuvenated in recent years to include a number of independent cafes, bars, restaurants and shops.

These apartments offer a current income of £41,000 per annum which can be reviewed, potentially increasing the return to £43,000.



TOTAL FLOOR AREA - 455 sq ft (42.3 sq m) approx.
 While every effort has been made to ensure the accuracy of the 'rough' contract plan, measurements of rooms, fixtures, fittings, etc. are given based on the information on which responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, tenants, visitors, agents and other interested parties should refer to the contract documents and other documents as to their accuracy of affairs to be given.
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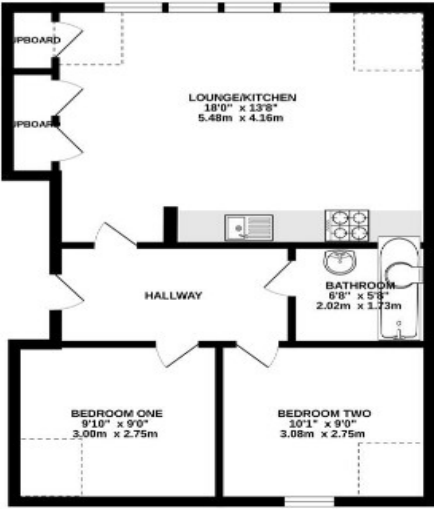




TOTAL FLOOR AREA: 167 sq. ft. (15.4 sqm) approx.

While every attempt has been made to ensure the accuracy of the figures in this document, the measurements of areas, volumes, masses and other data are not guaranteed, and the responsibility for their use and consequences is with customers. This plan is for illustrative purposes only and should be used as a guide only. The actual appearance and specifications of the property may vary from those shown in this plan. All dimensions are to the face unless otherwise stated. © 2014





TOTAL FLOOR AREA: 543 sq.ft. (50.0 sq.m.) approx.
 Where every effort has been made to ensure the accuracy of the finished dimensions, measurements of areas, volumes, weights and any other items are approximate and do not constitute a contract for any other purpose or consideration. This plan is for general guidance only and should not be used as a basis for any purchase or lease. The seller, agent and advertiser make no representation or warranty as to the accuracy of the information or drawings shown on this plan.





TOTAL FLOOR AREA: 448 sq ft (41.5 sqm) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any variances in this respect. This plan is for illustrative purposes only and should be used as a guide for your prospective purchase. The services, fixtures and appliances shown here may have been removed and/or provided at the buyer's expense. All dimensions are to the face.





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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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