



FLAT 10, HIGHFIELD HALL, CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH1

£205,000 LEASEHOLD

A beautifully presented one bedroom first floor apartment situated close to Bournemouth town centre as well as the award-winning beaches. The property benefits from a blend of modern and character features, stunning open plan kitchen/living room, utility cupboard, generous double bedroom with fitted storage and allocated off road parking.

One Bedroom | First Floor | Period & Modern Features | Close to Town Centre | Exceptionally Well Presented | Long Lease | No Chain | Allocated Off Road Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



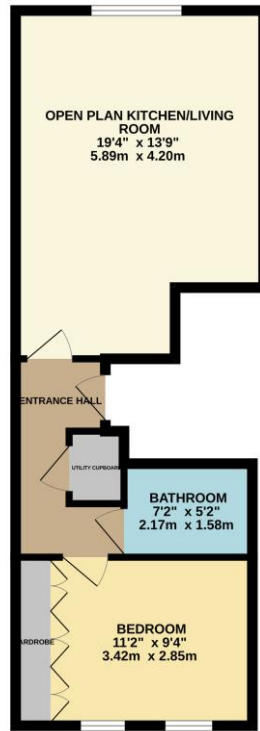
DESCRIPTION

The property is accessed via a well presented and secure communal hallway where stairs lead to the first floor and the entrance to the apartment itself. The hallway includes a useful utility cupboard as well as doors to principal rooms.

A particular feature of the apartment is the spacious open plan kitchen/living room with a large sash window overlooking the side aspect. The modern fitted kitchen includes a range of base and eye level work units with integrated appliances and breakfast bar. There is ample space for a dining table and chairs as well as room for a desk if required. The bedroom is a good size double with a range of floor to ceiling built in wardrobes as well as two bright windows. The luxurious bathroom is fully tiled and comprises a bath/shower with a feature recess, WC, wash hand basin as well as LED sensor lighting.

Outside there is an allocated parking space conveyed with the apartment as well as visitor parking. No onward chain.

FIRST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metreplan 12/02

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: A

TENURE: Leasehold 119 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1450pa Ground rent £170pa

AT A GLANCE

- One Bedroom
- First Floor
- Period & Modern Features
- Close to Town Centre
- Exceptionally Well Presented
- Long Lease
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- Allocated Off Road Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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