



FLAT 36 LINDEN HALL
80 CHRISTCHURCH
ROAD
BH1 4DA

ASKING PRICE
£280,000
SHARE OF FREEHOLD

“A two bedroom, two
bathroom fifth floor
apartment with
underground parking
just 600 metres to
Boscombe Pier”

Winkworth

for every step...

ASKING PRICE £280,000

Two Bedrooms
Two Bathrooms
Fifth Floor With Lift
Balcony
Kitchen / Breakfast Room
Open Plan Lounge / Dining Room
Secure Off Road Parking
600 Metres To Bsocombe Pier

EPC: B | COUNCIL TAX: D | SHARE OF FREEHOLD 987
YEARS REMAINING | MAINTENANCE £3217.32 P/A |
GROUND RENT N/A
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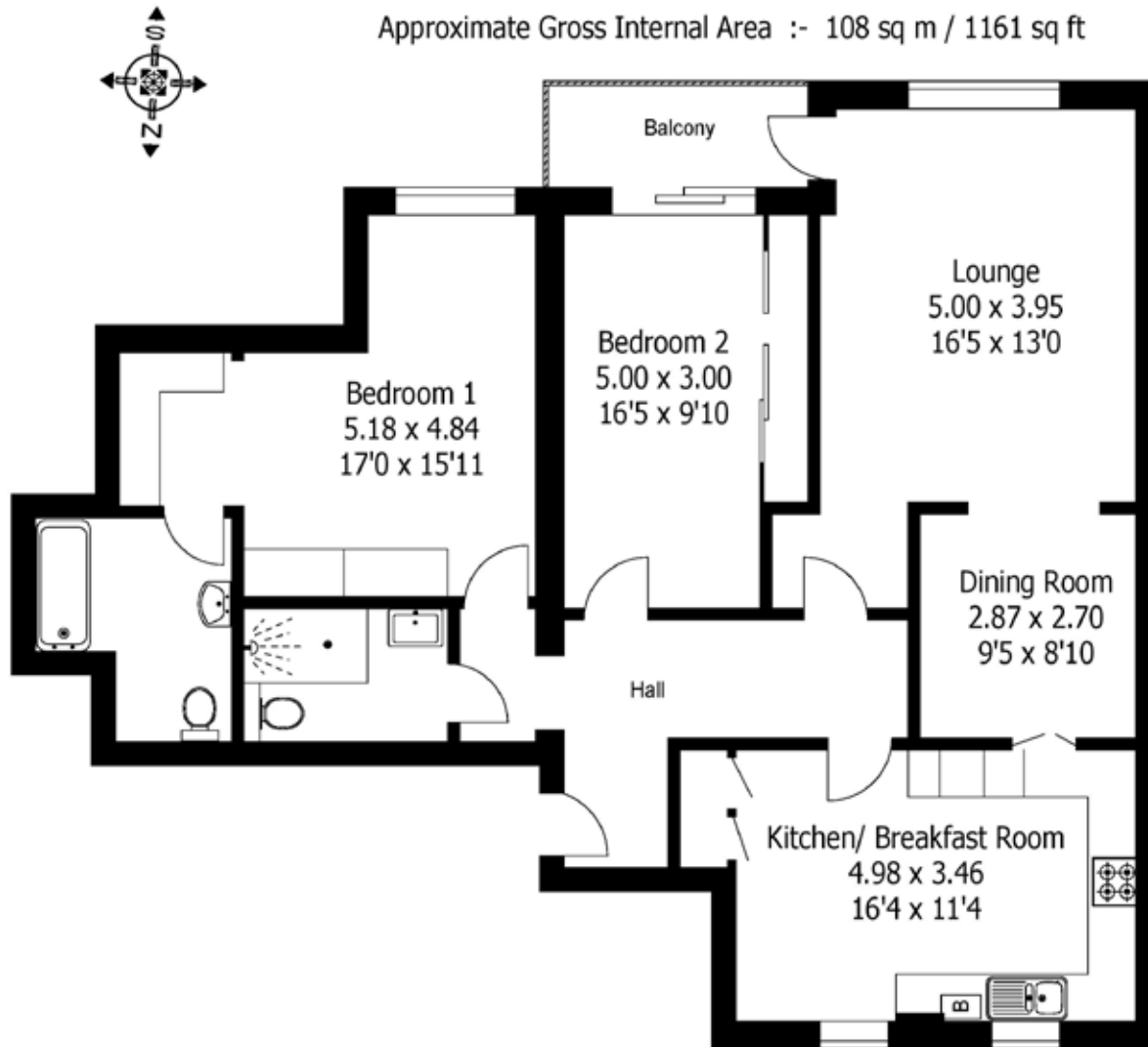
Why Linden Hall?

Linden Hall is large development of apartments, ideally located opposite the beautiful Boscombe Gardens and just 600 metres to Boscombe Pier which is home to miles of sandy beach. A number of water sports are available as well as the surf reef and free entry onto the pier, it has something for everyone. It enjoys a variety of beach front restaurants, bars and cafes to. 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.

This fifth floor apartment enjoys a dual aspect lounge which is flooded with natural light and a door leading out to a private balcony. An arch opens through to the dining area. The kitchen / breakfast room includes a range of cabinets, integrated hob with over head extractor, mid height double oven with space and plumbing for dishwasher, washing machine and fridge freezer.

Both bedrooms are double in size with bedroom one benefiting from a modern fitted en-suite shower room. The family bathroom incorporate a bath with over head shower and glass shower screen, wash hand basin and wc.

Outside, the communal gardens are well maintained with a gate leading to secure off road residents parking.



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

Winkworth

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