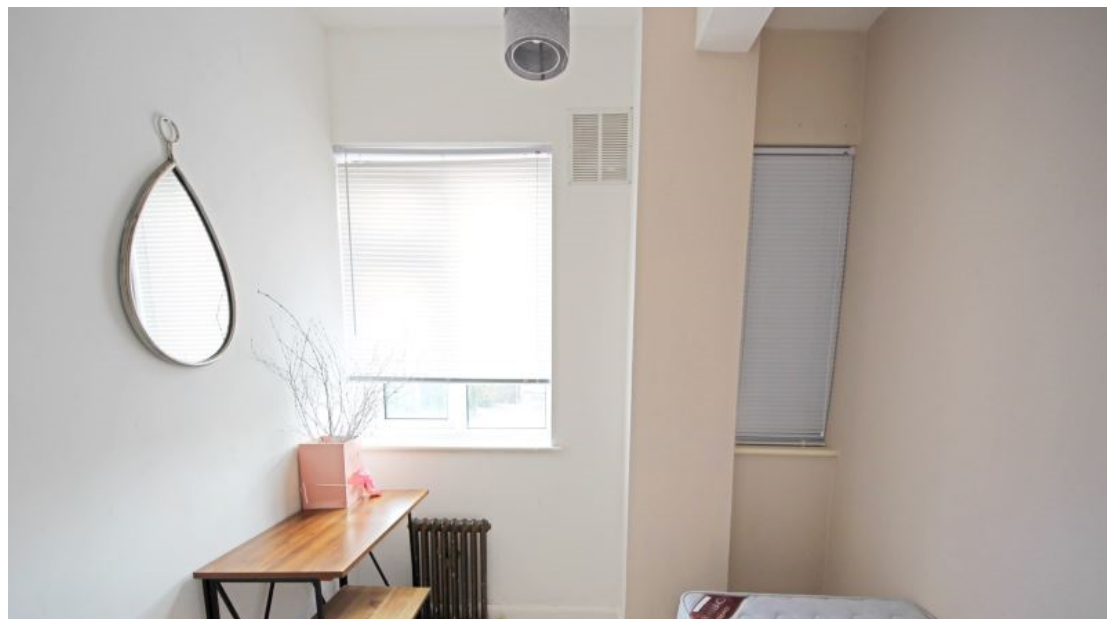


**Lansdowne House, Christchurch Road Bournemouth BH1 3JS**

**£176,500 Leasehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

arla | propertymark

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343 Wimborne Road  
Bournemouth, BH9 2AD

**Lansdowne House, Christchurch Road Bournemouth BH1 3JS****£176,500 Leasehold**

Adams Property Agents are pleased to present this beautifully refurbished two-bedroom flat, located on the second floor of a well maintained purpose-built development, ideally positioned close to local beaches, shops, and excellent transport connections.

The accommodation features a spacious entrance hall, a bright and airy lounge, a modern fitted kitchen, two well-proportioned bedrooms, a bathroom, and a separate WC. Offering a comfortable and versatile layout, this property would make an ideal choice for first-time buyers, downsizers, or investors seeking a well located home.

Further benefits include residents' permit parking on a first-come, first-served basis, double glazing, and heating and hot water costs included within the service charges. The building has CCTV on communal areas as well as parking.

Situated within easy walking distance of Bournemouth's main transport hubs, the town centre, and the beautiful seafront, this property combines convenience with coastal living.

Property is currently rented, with a contract ending June 2026.

Tenure: Leasehold (152 Years left on Lease)

We have been advised that Service Charge is c. £2,400 per 6 month and includes heating, water, parking and buildings insurance.

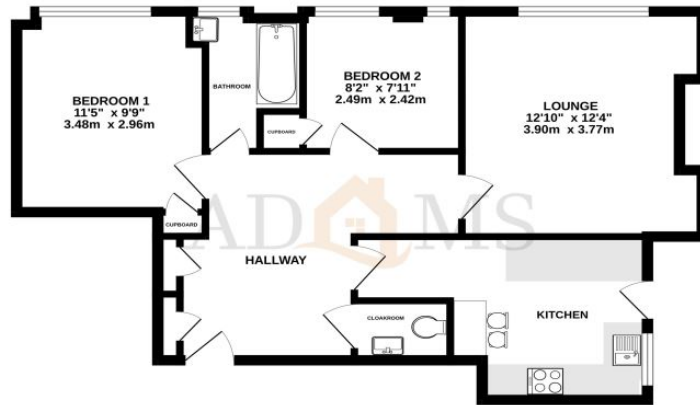
Ground Rent: Peppercorn (Nil)

EPC Rating: D

Council Tax Band: B



GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of dimensions and is for illustrative purposes only and should be used as a guide only. The actual dimensions of the property may vary from those shown on the floorplan. The floorplan is not a guarantee of dimensions and is for illustrative purposes only and should be used as a guide only. The actual dimensions of the property may vary from those shown on the floorplan.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

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