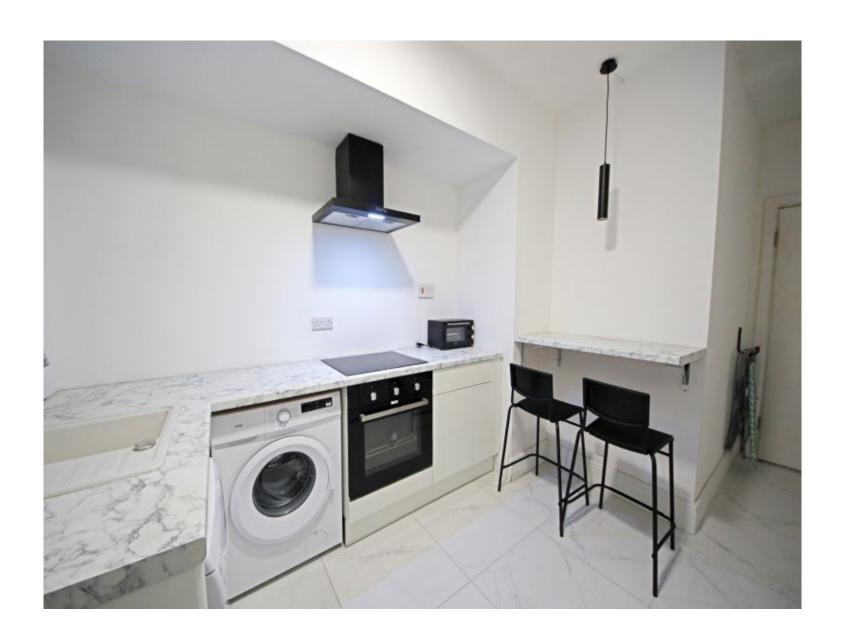
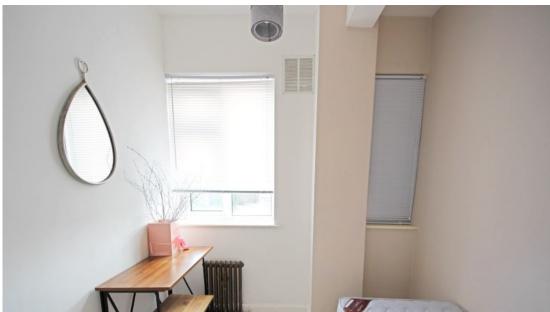
Lansdowne House, Christchurch Road Bournemouth BH1 3JS £180,000 Leasehold











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Sales | Lettings | Management



Lansdowne House, Christchurch Road Bournemouth BH1 3JS £180,000 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.

Tenure: Leasehold (152 Years left on Lease)

We have been advised that Service Charge is c. £4,800 per annum and includes heating, water, parking and buildings insurance.

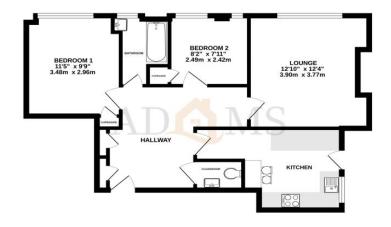
Ground Rent: Peppercorn (Nil)

EPC Rating: D

Council Tax Band: B

AGENTS NOTE: Under the Property Misdescriptions Act 1991, these details are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Adams Property Agents give no representation as to their accuracy and potential purchasers or tenants must satisfy

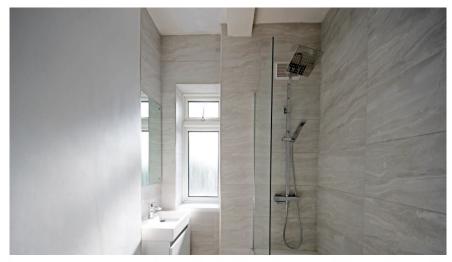
GROUND FLOOR 629 sq.ft. (58.4 sq.m.) approx.



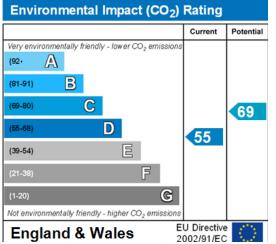
TOTAL FLOOR AREA: 529 sq.ft. (58.4 sq.m.) approx.

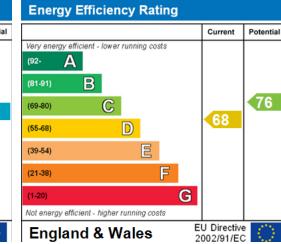
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