



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.



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£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)

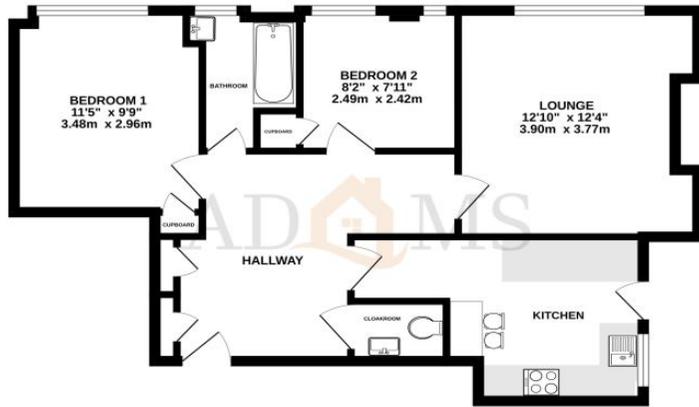
We have been advised that Service Charge is c. £2,400 per 6 month and includes heating, water, parking and buildings insurance.

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 foregoing content, these measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency.
Made with floorplan 12/25



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	69
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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		76
(55-68)	D	68	
(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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