



**Berkeley Mansions  
Christchurch Road  
Bournemouth  
Dorset  
BH1 3NU**

**Offers in Excess of £190,000**

**bettermove**

# Christchurch Road Bournemouth

Bettermove are proud to present this 2 bedroom ground floor flat in Bournemouth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a communal parking area. The council tax band is C.

This is a Share of Freehold property with 933 years remaining on the lease; there is no ground rent and the service charge is approximately £140 per month.

The interior of this beautifully presented property comprises an entrance hallway, spacious living room, two double bedrooms, Bathroom and the fitted kitchen on the ground floor of the building. The exterior boasts well maintained communal gardens, perfect for enjoying the summer months.

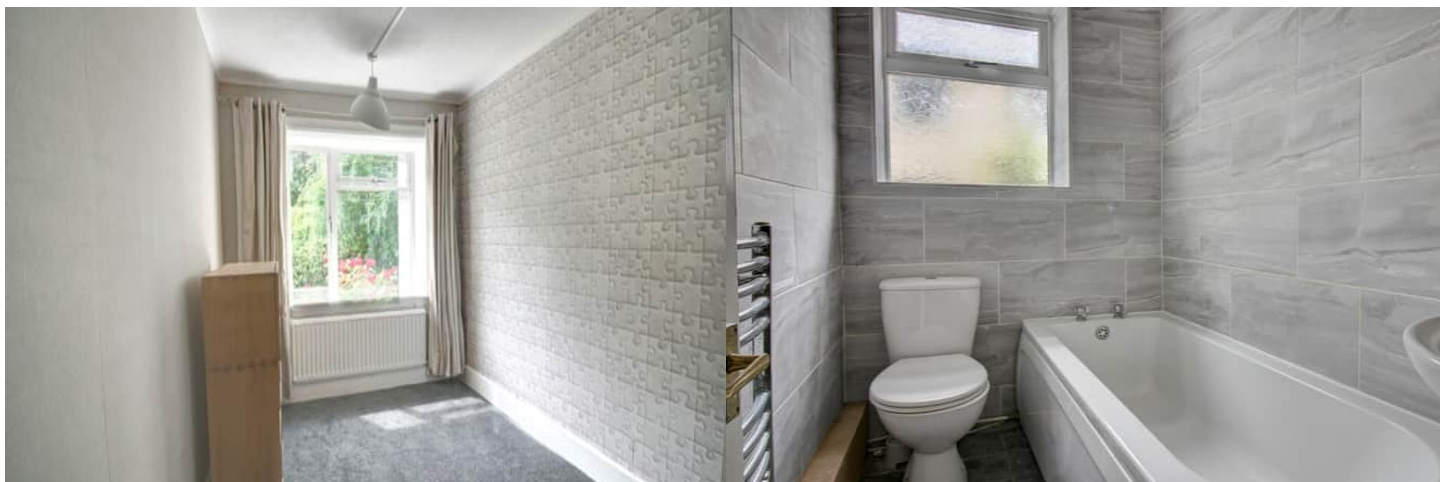
Located in the popular town of Bournemouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bournemouth train station, the A338 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

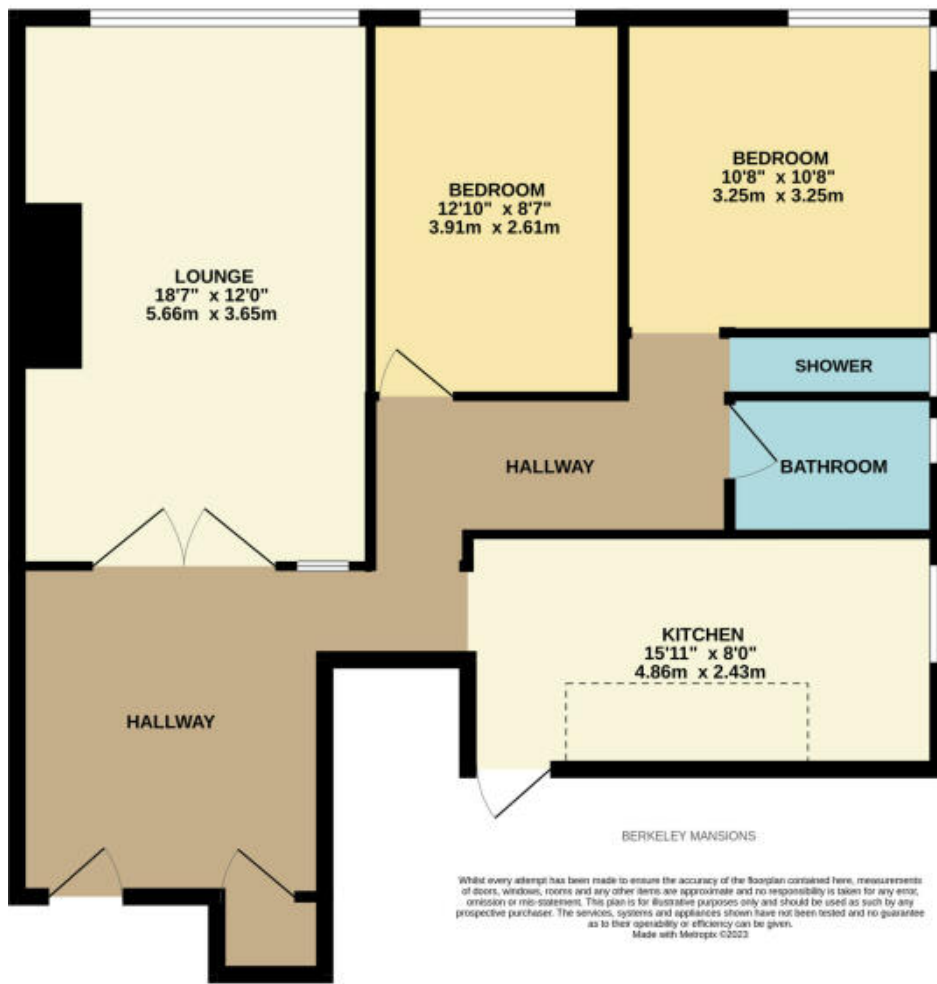
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





## GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)