



FLAT 1  
640 CHRISTCHURCH  
ROAD  
BOURNEMOUTH  
BH1 4BP

SHARE OF FREEHOLD  
ASKING PRICE  
£100,000

“A one double  
bedroom flat situated  
in the heart of  
Boscombe, ideal for  
a first time  
buyer or air b&b  
investment”

**Winkworth**

for every step...

ASKING PRICE £100,000

One Double Bedroom  
Town Centre Location  
Ideal First Time Buyer  
Air B&B Permitted  
Less Than A Mile To Boscombe Beach

EPC: TBC | COUNCIL TAX: TBC | SHARE OF FREEHOLD 107  
YEARS REMAINING | MAINTENANCE £587.50 | GROUND  
RENT N/A | HOLIDAY LETS PERMITTED  
01202 434365  
southbourne@winkworth.co.uk







TOTAL FLOOR AREA: 646 sq ft (415 sqm) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**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 do not 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.



Lori Leon

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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for every step...