



FLAT 3
LINDEN HALL
80 CHRISTCHURCH
ROAD
BH1 4DA

SHARE OF FREEHOLD
GUIDE PRICE
£230,000 - £250,000

“A two bedroom,
ground floor flat, with
secure off road
parking, less than half
a mile to Boscombe
Pier and half a mile to
Boscombe high street”

Winkworth

for every step...

GUIDE PRICE £230,000 - £250,000

Two Bedrooms
Private Outdoor Space
Modern Kitchen
Spacious Lounge / Dining Room
Half A Mile To Boscombe Pier
Secure Gated Allocated Parking

EPC: C | COUNCIL TAX: C | SHARE OF FREEHOLD 985 YEARS
REMAINING | MAINTENANCE £ 2473.92 | GROUND RENT
N/A | PETS BY CONSENT | NO HOLIDAY LETS PERMITTED

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Why Linden Hall?

Linden Hall is large development of apartments, ideally located opposite the beautiful Boscombe Gardens and just 600 metres to Boscombe Pier which is home to miles of sandy beach and a promenade that stretches from Hengistbury Head to Sandbanks. A number of water sports are available as well as free entry onto the pier, it further enjoys a variety of beach front restaurants, bars and cafés.

Diverse landmarks in lively Boscombe include art deco buildings, a restored Victorian pier with a modernist entrance hall, and the 1890s-built Royal Arcade shopping mall. Boscombe has its own thriving night-life scene with established venues such as the O2 Academy hosting a wide range of local, national, and international artists. The beach front Chine Gardens has paths winding around flower beds and a mini-golf course.

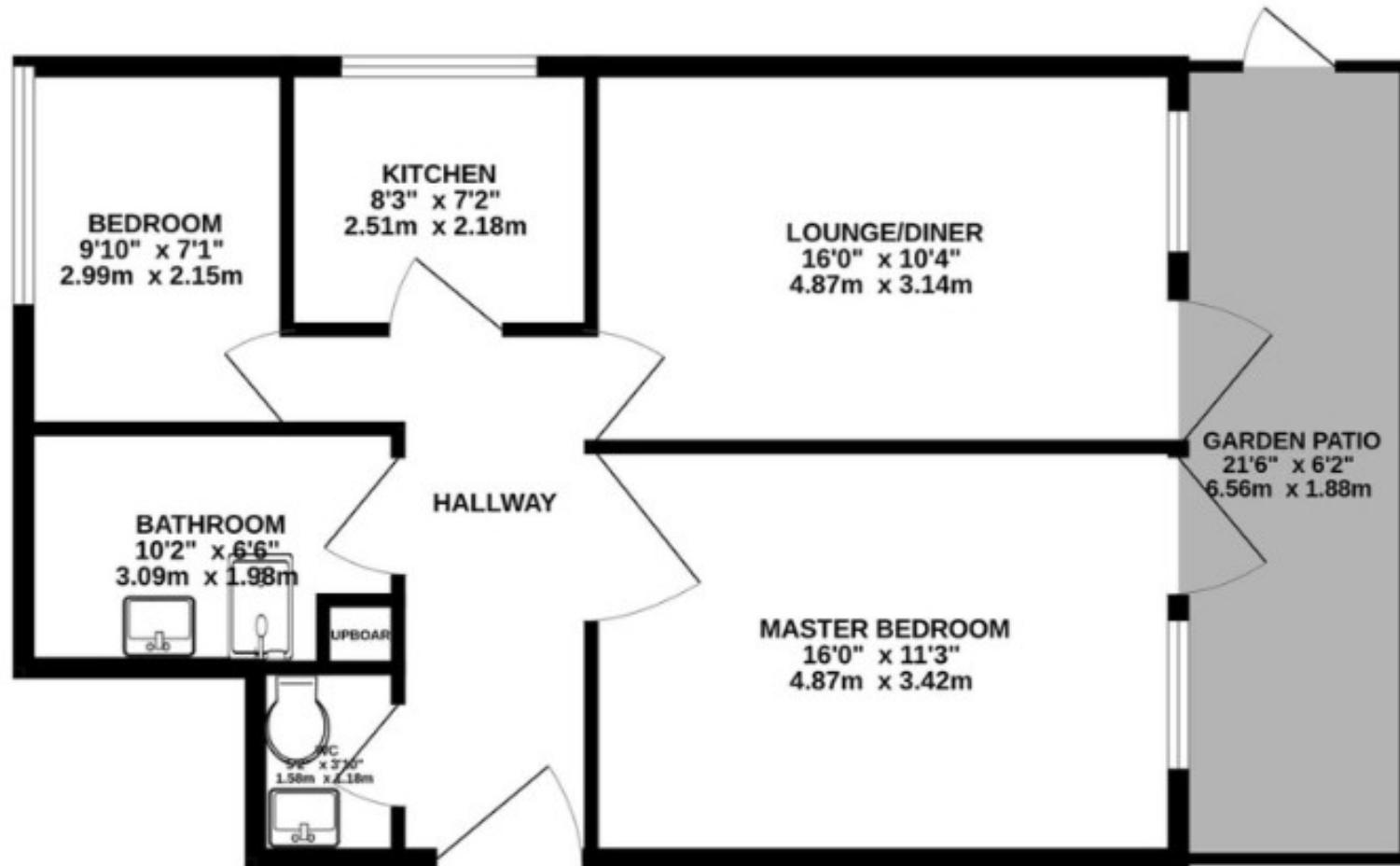
This two bedroom ground floor flat enjoys a bright and spacious lounge dining room with direct access to a private patio which leads directly onto a communal lawn area. The kitchen is well equipped with a range of modern cabinets, integrated oven and hob with space and plumbing for washing machine and fridge / freezer.

The primary bedroom is generous in size with a built in storage area and a door which also provides direct access to the patio. Bedroom two is currently used as a home office and also benefits from a storage area.

Outside, the communal areas are well maintained with a private gate leading out to directly opposite Boscombe gardens.



GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



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 don't 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.



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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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