

45 Christchurch Road , Bournemouth, Dorset, BH1 3PH

Available 19 September 2025

**£1,250** PCM



- DEPOSIT £1,442.30
- Unfurnished
- 2 BED
- Ground Floor Flat
- Gas central heating
- En-Suite
- Patio
- Early viewings recommended
- Walking Distance to Town Centre
- Council Tax Band D
- EPC RATING B

EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Lettings Agent

*Slades*

# Property Description

# Room Sizes

A good size well presented newly painted throughout 2 double bedroom, two bathroom ground floor modern apartment benefitting from a private patio area, secure underground parking. The apartment is set in a central location offering easy access by either foot or by public transport into Bournemouth Town Centre as well as the area's associated seven miles of sandy blue flag beaches and Bournemouth's other popular sub-urbs. Bournemouth Train Station can also be found nearby offering a direct commute into London Waterloo in less than two hours.

Accommodation comprises of a 22' lounge/ dining room, a separate kitchen, two double bedrooms and two bathrooms. A key feature of the apartment is the westerly facing, private patio area that can be accessed via French doors off the living room.

The lounge diner truly is a fantastic size and allows plenty of space for an array of both living and dining room furniture, whilst the separate kitchen is tastefully fitted with plenty of eye and base level storage units, whilst also benefitting from fitted appliances to include an upright fridge freezer, a dish washer, a double oven, and a gas hob with extractor hood over.

