



Christchurch Road 70

Plot	Floor	Beds	Bath	Amenity (Sq m)	Sq Mt	Sq Ft	Gross Sale Price	£PSF	Rent p/a
1	Ground	2	2	Garden (24.8 sqm)	75.7	815	£575,000	£706	£30,000
2	First	2	2	Balcony (7.0 sqm)	76.7	825	£565,000	£685	£27,000
3	First	2	1	Balcony (7.0 sqm)	82.5	888	£550,000	£620	£30,000
4	First	2	2	Balcony (8.0 sqm)	72.4	779	£525,000	£674	£27,000
5	Second	2	1	Balcony (7.0 sqm)	62.6	674	£475,000	£705	£24,000
6	Second	2	2	Balcony (7.0 sqm)	74.8	805	£530,000	£659	£30,000
7	Second	2	2	Balcony (8.0 sqm)	72.4	779	£525,000	£674	£27,000
8	Third	2	1	2 x Balcony (7 & 9 sqm)	61.7	664	£475,000	£715	£24,000
9	Third & Fourth	3	2	Balcony (10.0 sqm)	117.0	1,259	£725,000	£576	£42,000
						7,487	£4,945,000	£660	£261,000

Commercial

Unit	Floor			Uses	Sq Mt	Sq Ft	Gross Sale Price	£PSF	Rent p/a
1	Ground			A1/A2/A3/A5/B1/D1	35.0	377	£225,000	£597	£15,000
2	Ground			A1/A2/A3/A5/B1/D1	95.0	1,022	£460,000	£450	£30,000
						1,399	£685,000	£490	£45,000

Total GDV / ERV	£5,630,000		£306,000
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Please note that any information, advice and prices in this document are given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon by any person as such. Our views on price are given in the course of our estate agency role. Neither CSJ Property Agents nor the author accept any liability or responsibility whatsoever to any person who may seek to rely upon any information, advice or prices contained in this document, whether in whole or in relation to a part or parts only. We take this opportunity to thank you for seeking the advice of CSJ Property Agents.

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