

131A Purewell, Christchurch, Dorset, BH23 1EJ

Asking Price **£215,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A Two Bedroom Maisonette in Purewell

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THIS TWO BEDROOM MAISONETTE IS SITUATED IN THE POPULAR AREA OF PUREWELL. THE PROPERTY HAS AN ALLOCATED CAR PARKING SPACE, A PRIVATE ENTRANCE AND A GENEROUS LEASE.

131a Purewell is an opportunity to purchase a well presented maisonette in a popular and convenient location. Christchurch Town Centre is just over half a mile away with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Purewell also benefits from its own neighbourhood shops as well as regular bus services. The property is also with easy reach of Stanpit Nature Reserve and Mudeford Quay beyond.

The private front door leads into the entrance hall and stairs lead to the landing. The lounge is a good size and there is a kitchen with a range of base and eye level units as well some integral appliances. There are two double bedrooms and a bathroom with wc, basin and bath with shower over.

The property has an ALLOCATED CAR PARKING SPACE.

TENURE: LEASEHOLD. We are informed that there are 148 years remaining on the lease with a ground rent of £150pa. We understand maintenance is shared on an as and when basis.

COUNCIL TAX BAND: B



## KEY POINTS

- TWO BEDROOMS
- MAISONETTE
- CLOSE TO TOWN CENTRE
- ALLOCATED PARKING SPACE
- GENEROUS LEASE
- PRIVATE ENTRANCE

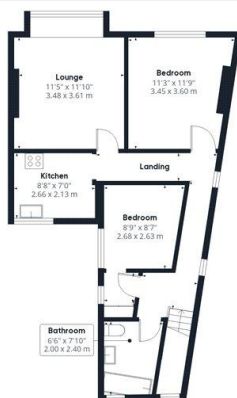




Approximate total area<sup>00</sup>

606.98 ft<sup>2</sup>

56.39 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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