

8 Edward Road, Christchurch, Dorset,  
BH23 3EJ

Asking Price **£165,000**



1

Bedrooms



1

Living



1

Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*



# A Chain Free One Bedroom Flat in Christchurch

---

THIS ONE BEDROOM GROUND FLOOR FLAT FEATURES OFF ROAD PARKING AND A PRIVATE REAR GARDEN. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND HAS ITS OWN PRIVATE ENTRANCE.

8 Edward Road is an opportunity to purchase a ground floor garden flat in a popular and convenient location. The property is situated approx 1.5 miles from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. There are also a number of neighbourhood shops close by as well as regular bus services and local schools.

There is a private entrance into the porch and in turn the entrance hall. The open plan kitchen/living area is set to the rear of the property. There are a range of base and eye level units with space for a cooker. There is a double bedroom to the front of the property. The shower room has a wc, basin and shower unit.

To the front of the property, a driveway provides OFF ROAD PARKING. The property also benefits from a generous PRIVATE REAR GARDEN.

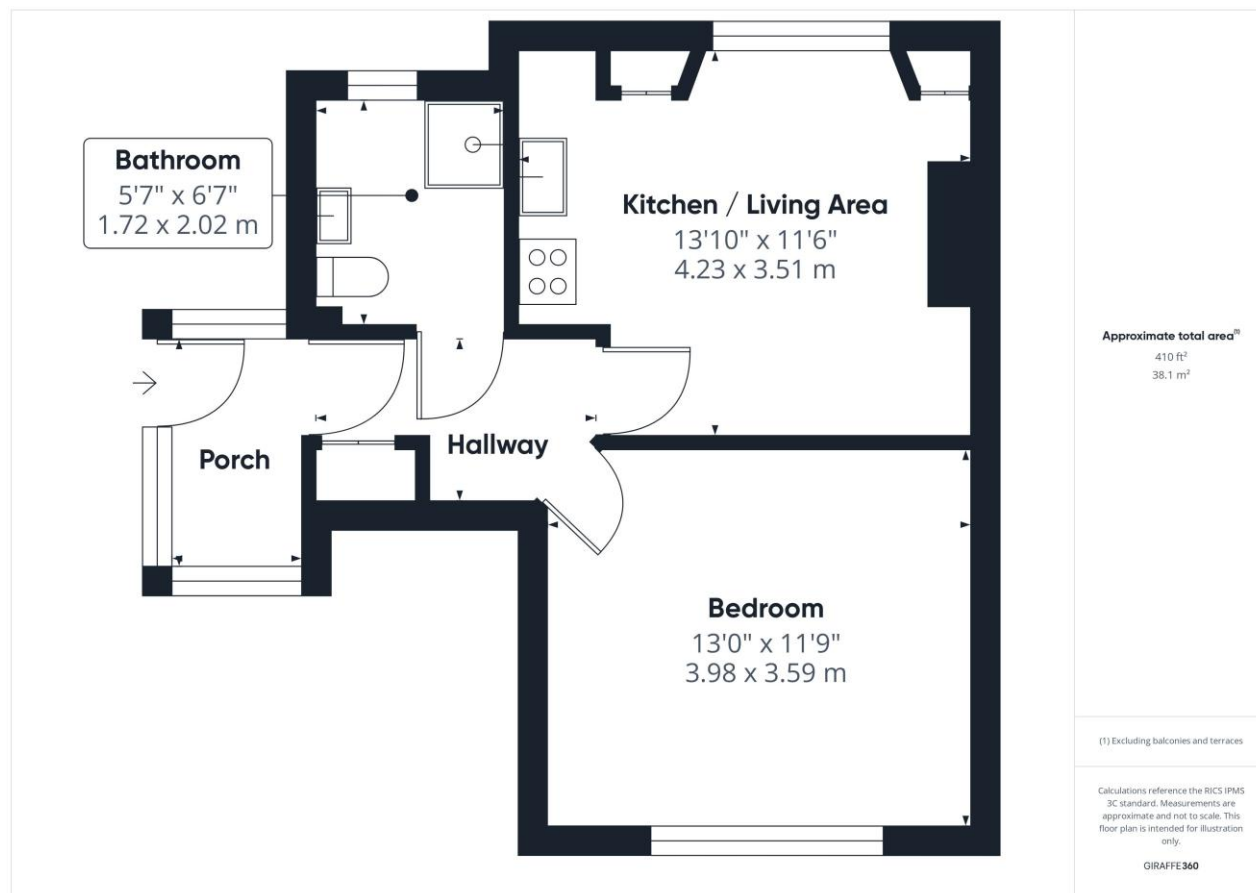
TENURE: LEASEHOLD. We understand that there is a 125 year lease from 28/03/1988 with a ground rent of £10pa. We are informed that there is a service charge of £38.08pcm.

COUNCIL TAX BAND: A



## KEY POINTS

- ONE BEDROOM
- GROUND FLOOR FLAT
- PRIVATE GARDEN
- OFF ROAD PARKING
- PRIVATE ENTRANCE
- VACANT POSSESSION



**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.



# THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



| 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>                            |                         | 77        |
| (55-68) <b>D</b>                            | 59                      |           |
| (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 |           |

**Slades - Christchurch** 7 Castle Street, Christchurch, Dorset, BH23 1DP  
01202 474202 | [enquiries@sladeschristchurch.co.uk](mailto:enquiries@sladeschristchurch.co.uk)  
**Website** [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

*Slades*