

11, Burton Hall, 171 Salisbury Road,
Burton, Christchurch, Dorset, BH23 7JS

Asking Price **£395,000**



2

Bedrooms



1

Living



1

Shower Room



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Chain Free Two Bedroom House in Burton Hall

THIS TWO BEDROOM HOUSE IS SITUATED ON A SOUGHT AFTER DEVELOPMENT WITHIN THE POPULAR VILLAGE OF BURTON. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND FEATURES TWO ALLOCATED PARKING SPACES

Burton Hall is a Grade II Listed Georgian Manor House which has been converted into luxury apartments. The development also includes a Coach House and 15 further freehold cottages which were constructed in the grounds of the house around the ornamental lake and beautifully landscaped gardens.

The development is set within the popular village of Burton and is just a short level walk from the Village Green, local shops and parish church whilst standing approximately 2 miles from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants.

11 Burton Hall is an opportunity to purchase a two bedroom house and would make an excellent holiday home or permanent residence.

The front door leads into the entrance hall where there is a cloakroom with wc and basin as well as a useful storage cupboard. The generous lounge/diner features a brick fireplace and double doors to the garden. The kitchen benefits from a range of base and eye level units with an integral cooker and hob.

Stairs from the entrance hall lead to the first floor landing. There are two bedrooms. Bedroom one has a built in wardrobes and a delightful view over the communal gardens. There is also a shower room with wc, basin and shower.

The garden features sections of patio and lawn with some borders as well as a delightful Westerly aspect.

The property benefits from TWO ALLOCATED PARKING SPACES. There is also some visitor parking available on the development.

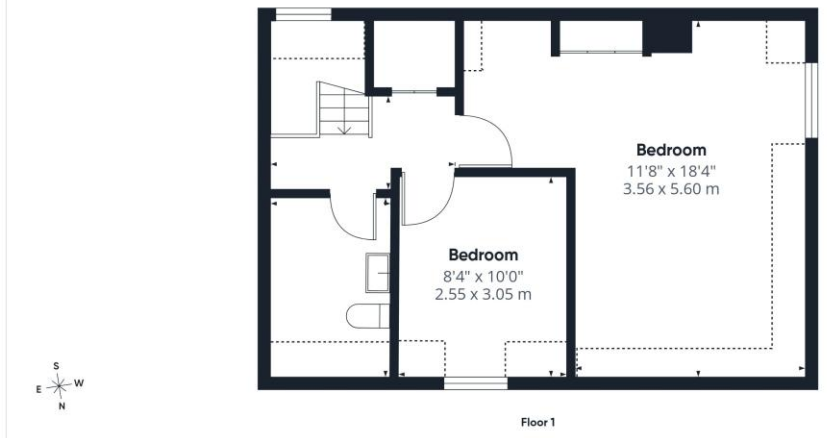
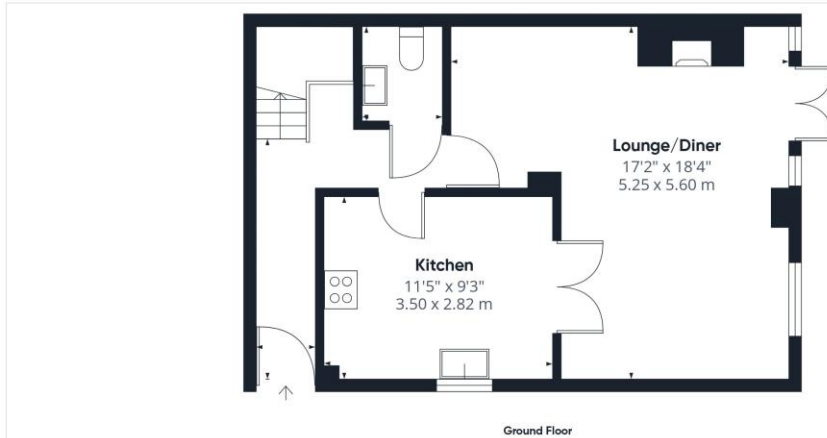
Agents note: Please note that some of the photos within these particulars have been virtually staged.

TENURE: FREEHOLD. There is a management charge of £1147pa for the upkeep of the development.
COUNCIL TAX BAND: E



KEY POINTS

- TWO BEDROOMS
- POPULAR DEVELOPMENT
- VACANT POSSESSION
- WESTERLY FACING GARDEN
- PARKING FOR TWO
- VILLAGE LOCATION



Approximate total area*
907 ft²
84.3 m²

Reduced headroom
66 ft²
6.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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