

2 Orchard Mews, Riverdale Lane,  
Christchurch, Dorset, BH23 1RL

Asking Price **£450,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# Just a SHORT WALK from CHRISTCHURCH TOWN CENTRE

JUST A SHORT WALK FROM CHRISTCHURCH TOWN CENTRE THIS BEAUTIFULLY PRESENTED RETIREMENT CHALET STYLE SEMI-DETACHED BUNGALOW FOR THE OVER 60'S IS SITUATED IN A CUL-DE-SAC LOCATION

Offered with vacant possession, this beautifully presented 3 bedroom semi-detached chalet bungalow is situated in a cul-de-sac location only a short walk to Christchurch Town Centre and close to a local park. Further benefits include: easy maintenance south-facing rear garden, allocated and visitor car parking. This is an ideal location and an internal viewing is strongly recommended to appreciate the full scope of accommodation available.

Entrance hall with boiler/storage cupboard housing 'Ideal' gas boiler. Connecting door to:  
Dining area with double glazed French doors to outside.  
Under stairs storage area. Walk through to:  
Lounge with twin French doors to:  
Conservatory which is of brick and double glazed construction with clear glass roof.  
The refitted kitchen has fully tiled walls and a range of units. stainless steel sink with single drainer and mixer tap. Integrated fridge/freezer. Washing machine. Slimline dishwasher. Double oven. 4-ring gas hob with splashback and extractor cooker hood over.  
Bedroom One has a window to the rear and a spacious dressing area.  
Bedroom Three has a window to the front.  
Shower room comprising double shower cubicle, enclosed w.c. and vanity basin. Fully tiled walls.

From the dining area, stairs lead to the first floor landing.  
Door to:  
Bedroom Two with 2 'Velux' skylights. Side hatch to roof void.  
En-suite bathroom comprising bath, basin and w.c. Half tiled walls. 'Velux' skylight.

To the front of the property, which is situated in a cul-de-sac, are communal gardens. OFF ROAD PARKING FOR 1 CAR. Bin/meter cupboard.

The south-facing rear garden is paved for easy maintenance. There is an access gate to the right-hand side. SHED.

Our Vendor informs us there is a 125 year lease with 90 years remaining. Ground Rent: £208.00 per half year. Maintenance: £800.00 per half year.

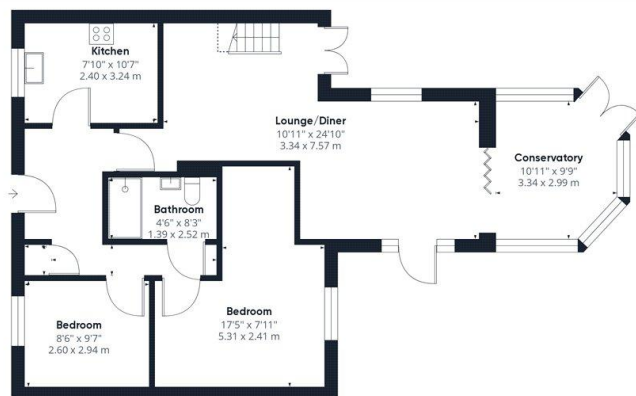
TENURE: LEASEHOLD  
COUNCIL TAX BAND: D

Please note some images have been virtually staged.

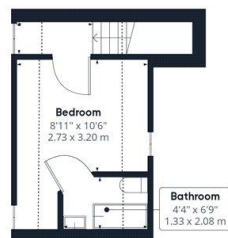


## KEY POINTS

- BUNGALOW FOR OVER 60's
- 3 BEDROOMS (1 EN-SUITE)
- CONSERVATORY
- OFF ROAD PARKING
- SOUTH-FACING REAR GARDEN



### Ground Floor



### Floor 1

Approximate total area<sup>(9)</sup>1027.95 ft<sup>2</sup>95.5 m<sup>2</sup>

Reduced headroom

65,56 ft<sup>2</sup>6.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

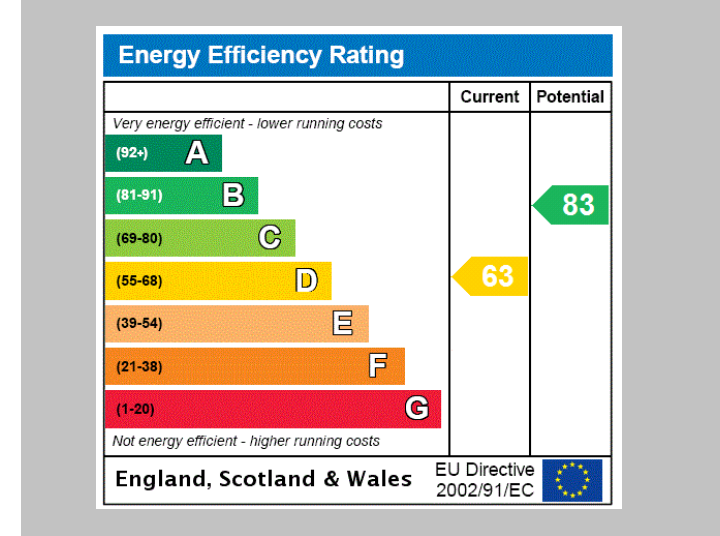
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They 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.

# THE PROPERTY PROFESSIONALS

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