

Flat 3, Bailey Hall, Dragoon Way,
Christchurch, Dorset, BH23 2TY

Asking Price **£495,000**



2

Bedrooms



1

Living



2

Bathrooms



Parking



EST
1992

THE PROPERTY PROFESSIONALS
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A Spacious and Characterful Ground Floor Apartment

THIS IMPRESSIVE GROUND FLOOR APARTMENT IS SITUATED IN A CHARACTERFUL BUILDING ON THE EDGE OF THE RIVER STOUR. THE PROPERTY FEATURES A PRIVATE GARDEN, TWO ENSUITE BEDROOMS AND AN ALLOCATED PARKING SPACE

Bailey Hall is an imposing period building dating back to the late 1800s. Apartment 3 is an opportunity to purchase a ground floor apartment which was formally the ballroom. The property is situated within 1 mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as a number of local neighbourhood shops and regular bus services. The property also falls within the Twynham Catchment Area.

There is a communal entrance with entryphone and Apartment 3 can be found on the ground floor. The front door leads into the entrance hall where there is a cloakroom with wc and basin. A key feature of this home is the wonderful open plan lounge/diner. High ceilings and multiple full height windows give a sense of grandeur which continues throughout this property. The kitchen has a range of fitted base and eye level units with some integral appliances. There are two double bedrooms. Bedroom one features an ensuite bathroom and access to the PRIVATE GARDEN. The garden features sections of artificial lawn and loose shingle as well as some raised borders. There is also a shed. Bedroom two has an ensuite shower room. From the lounge/diner, there is access to a generous storage room which could even be used as an office.

The property forms part of a gated development. There is an ALLOCATED CAR PARKING SPACE as well as VISITOR PARKING. Owners can make use of the COMMUNAL GARDENS. Bailey Hall occupies an enviable position next to the RIVER STOUR allowing for delightful riverside walks.

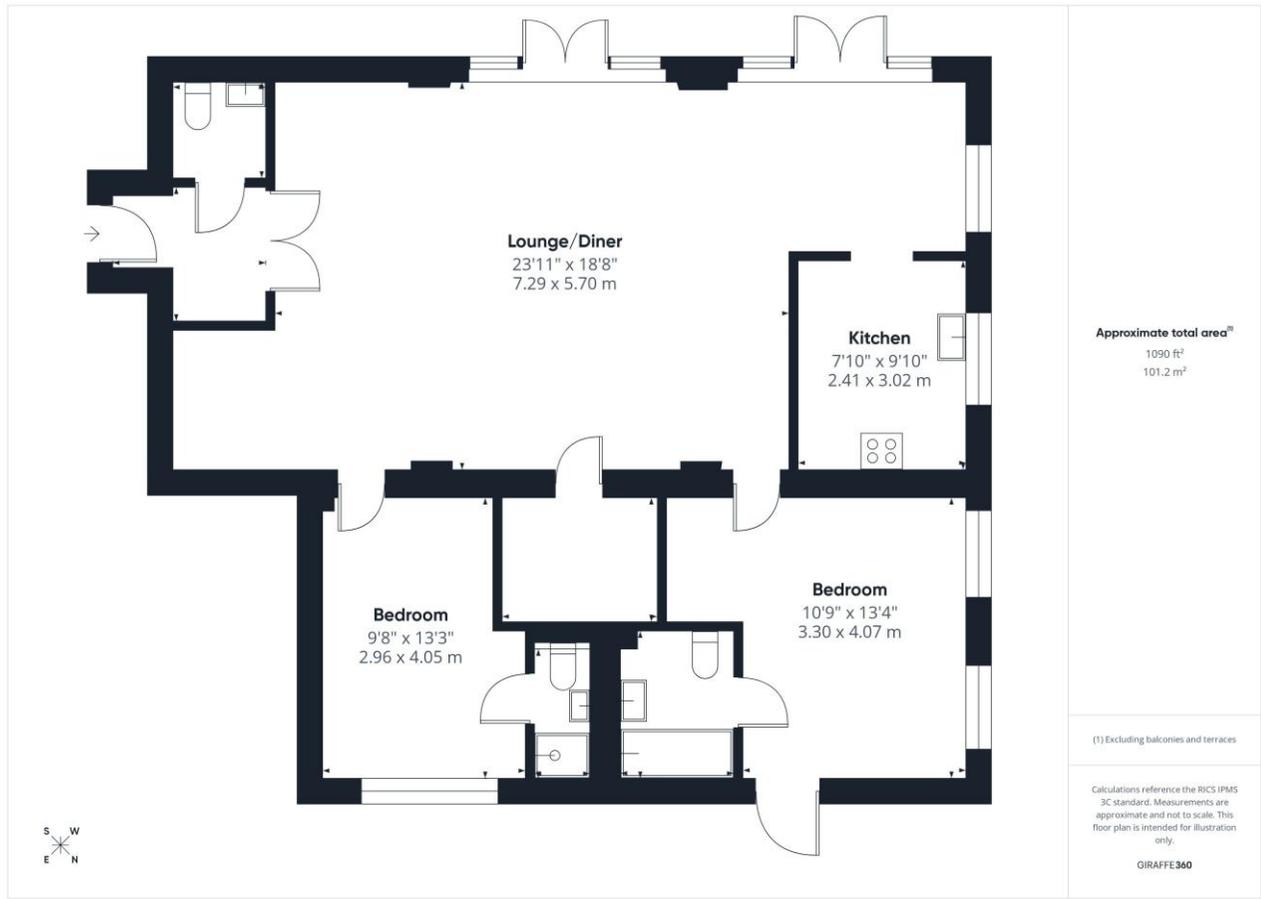
TENURE: SHARE OF FREEHOLD. We understand there is the balance of a 999 year lease with a service charge of £200 per month.

COUNCIL TAX BAND: E



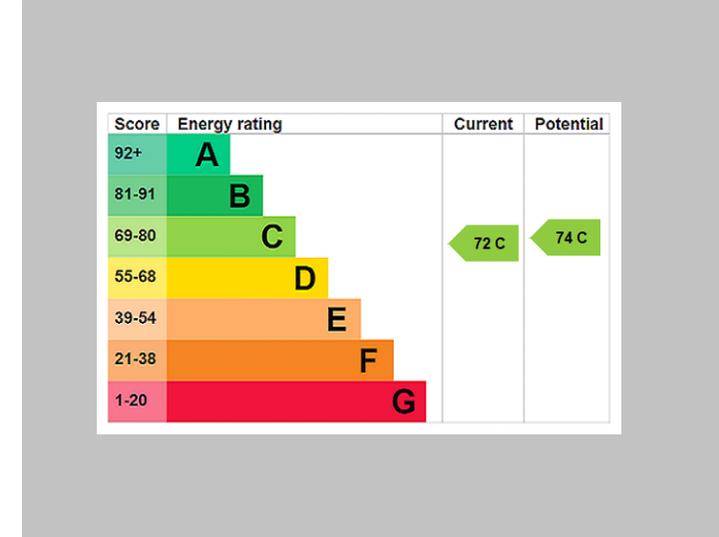
KEY POINTS

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- GENEROUS ACCOMMODATION
- ALLOCATED PARKING
- PRIVATE GARDEN
- CHARACTERFUL BUILDING



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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