

Flat 4, 49 Fitzmaurice Road, Christchurch,  
Dorset, BH23 2DY

Asking Price **£215,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A Chain Free Two Bedroom Flat in Christchurch

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THIS TWO BEDROOM FIRST FLOOR FLAT WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY FEATURES AN ALLOCATED PARKING SPACE AND FALLS WITHIN THE TWYNHAM CATCHMENT AREA.

Flat 4, 49 Fitzmaurice Road is an opportunity to purchase a two bedroom flat in a purpose built block. The property is situated approx 1 mile from the historic town centre of Christchurch with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. There are also local neighbourhood shops close by as well as regular bus services, and Christchurch main line railway station to London, Waterloo. The flat also falls within the Twynham School Catchment Area.

There is a communal entrance with entryphone system. Stairs lead to the first floor where Flat 4 can be found. The front door leads into the entrance hall which has a useful storage cupboard. The lounge/dining room is a generous room with three windows. The kitchen features a range of base and eye level units with an integral cooker, hob and extractor fan. There are two bedrooms. There is also a bathroom with wc, basin and bath with shower over.

The property benefits from an ALLOCATED PARKING SPACE.

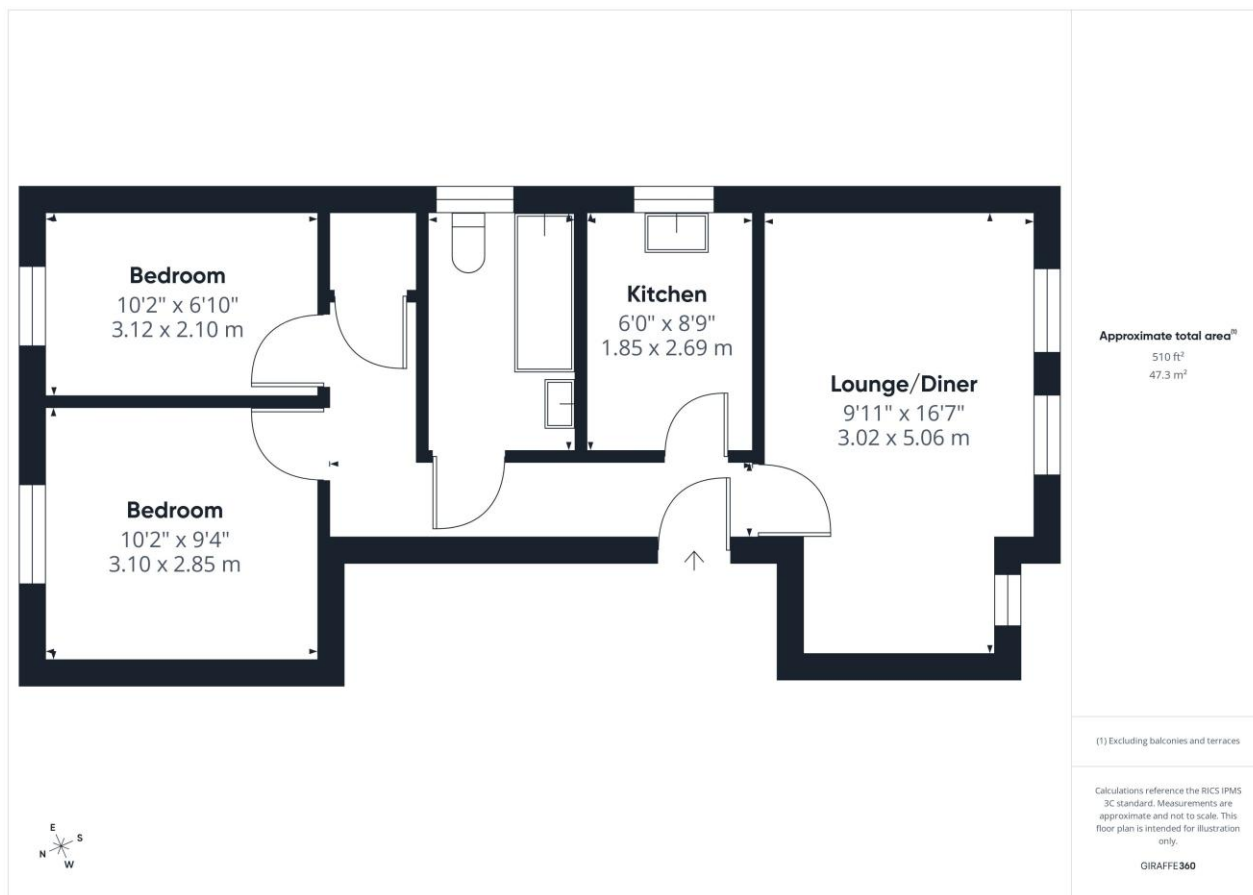
TENURE: LEASEHOLD. We are informed that there are 77 years left on the lease with a ground rent of £307pa and a service charge of £1600pa.

COUNCIL TAX BAND: C



## KEY POINTS

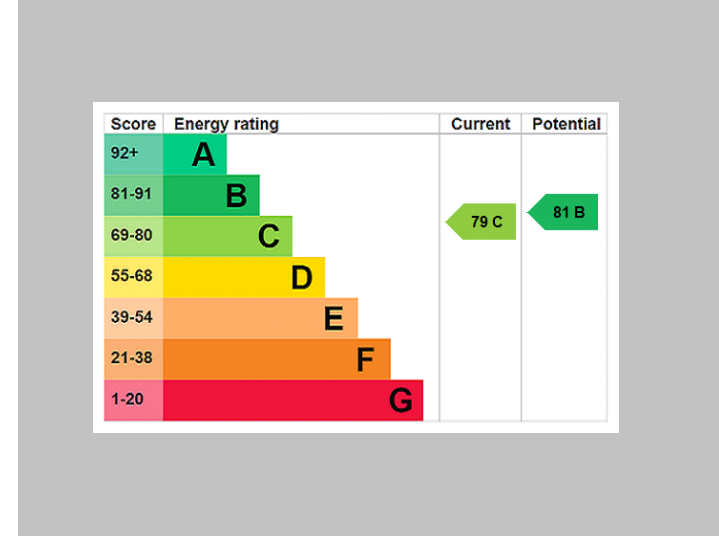
- TWO BEDROOMS
- VACANT POSSESSION
- ALLOACTED PARKING
- FIRST FLOOR FLAT
- TWYNHAM CATCHMENT



**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



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