

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

Asking Price **£349,950**



Bedrooms



Living



Bathroom/Ensuite



Parking Spaces



EST  
1992

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# An Impressive Two Bedroom Apartment in Burton

THIS GENEROUS TWO BEDROOM FIRST FLOOR APARTMENT IS SITUATED WITHIN A GRADE II LISTED BUILDING IN THE SOUGHT AFTER VILLAGE OF BURTON. THE PROPERTY ENJOYS ACCESS TO STUNNING COMMUNAL GARDENS AND BENEFITS FROM 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. 7 Burton Hall is an opportunity to purchase a bright and spacious first floor apartment in the characterful Manor House. The development is set within the popular village of Burton and is just a short level walk from the Village Green, local shops, post office 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.

There is a large communal entrance with stairs leading up to the first floor where Apartment 7 can be found. The front door leads into the entrance hall where there are two useful storage cupboards. The lounge/diner enjoys a double aspect with views over the communal gardens. There is a kitchen with a range of attractive base and eye level units and some integral appliances. Bedroom one benefits from an ensuite cloakroom with wc and wash hand basin and a free standing bath tub in the main room. There is a second double bedroom and shower room with wc, basin and shower unit.

The property benefits from TWO ALLOCATED PARKING SPACES and there are also some visitor's parking spaces.

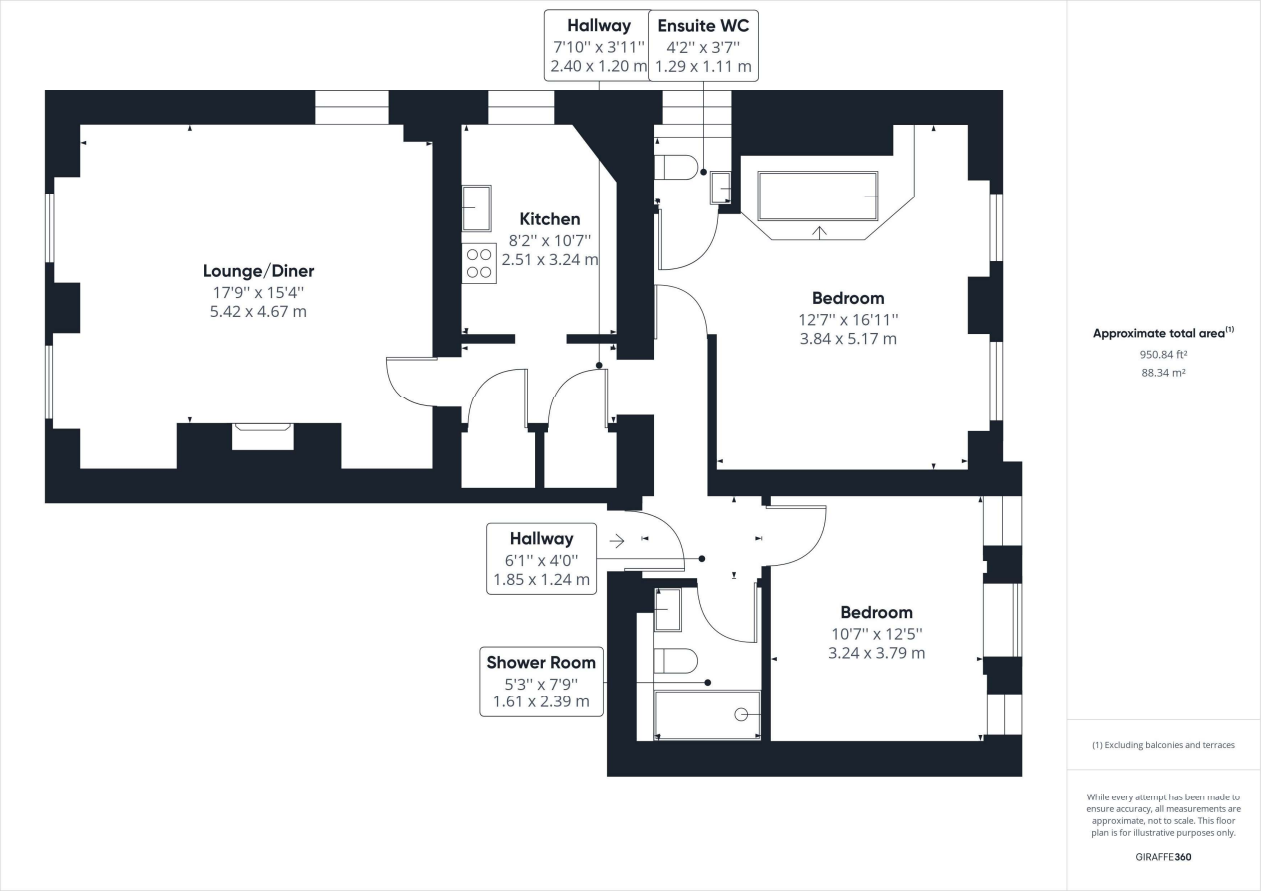
TENURE: LEASEHOLD. We understand that there is a 999 year lease from 01/01/1995 with a peppercorn ground rent.

The Service Charge is approx £1,885 per half year which covers Buildings Insurance and upkeep of gardens/car parking areas etc.  
COUNCIL TAX BAND: E



## KEY POINTS

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- TWO PARKING SPACES
- CHARACTERFUL PROPERTY
- IMPRESSIVE COMMUNAL GARDENS
- POPULAR VILLAGE



**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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