

11 Avon Wharf, Bridge Street, Christchurch,
Dorset, BH23 1DJ

Asking Price **£585,000**

 3

Bedrooms

 1

Living

 2

Bathroom/Ensuite

 1

Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

 Slades

THREE BEDROOM TOWNHOUSE on WATERSIDE DEVELOPMENT

THIS THREE BEDROOM HOUSE IS SITUATED ON A SOUGHT AFTER RIVERSIDE DEVELOPMENT IN CHRISTCHURCH TOWN CENTRE. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND BENEFITS FROM A 7M MOORING, BALCONY AND A REAR GARDEN.

11 Avon Wharf is an opportunity to purchase a well presented town house on a popular waterside development. Avon Wharf is a gated development of just 21 properties that were originally designed by local Architect Cheshire Robbins and provide very flexible accommodation over multiple levels. The development sits next to the River Avon within the historic town centre of Christchurch with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants.

This property is well presented and would make an ideal holiday home or permanent residence and a viewing comes highly recommended to appreciate its enviable position and accommodation.

TENURE: LEASEHOLD. The property benefits from the remainder of a 999 years lease.

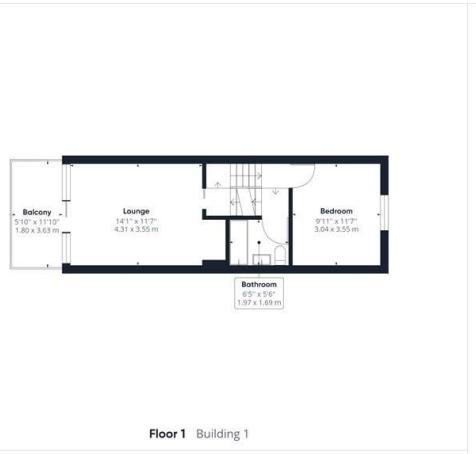
We are informed by our vendor that a Service Charge of £300 is payable every 6 months for the property and a Service Charge of £200 is payable every 6 months for the mooring.

COUNCIL TAX BAND: E



KEY POINTS

- RIVERSIDE DEVELOPMENT
- CHAIN FREE
- 7M MOORING
- BALCONY
- CENTRAL CHRISTCHURCH
- PARKING & GARAGE



Approximate total area⁽¹⁾

1158.88 ft²
107.66 m²

Reduced headroom

56.28 ft²
5.23 m²

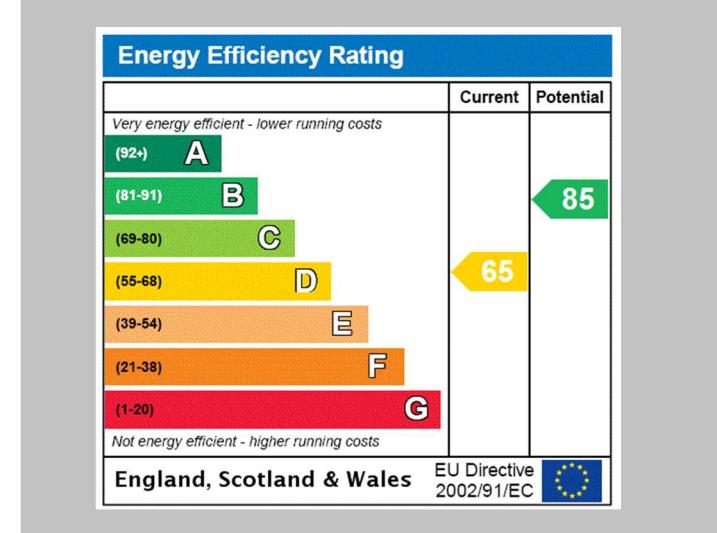


(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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