

Flat 1, 16 Castle Street, Christchurch, BH23 1DT

Asking Price **£225,000**



Bedrooms



Living



Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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IN THE HEART OF CHRISTCHURCH...CHARACTERFUL TWO-BEDROOM APARTMENT

OCCUPYING A PRIME POSITION IN THE HEART OF CHRISTCHURCH, THIS CHARACTERFUL TWO-BEDROOM APARTMENT COMBINES PERIOD CHARM WITH GENEROUS PROPORTIONS. BOASTING HIGH CEILINGS THROUGHOUT, WELL-BALANCED ACCOMMODATION THE PROPERTY ALSO BENEFITS FROM NO CHAIN!

Access to the building is via a communal entrance door on Castle Street. The building is Grade II listed.

Stairs from the communal entrance hall lead up to Flat 1 which extends to approximately 815 sq. ft. and is arranged around a welcoming central hallway.

A spacious sitting room provides an excellent living and entertaining space whilst enjoying views towards Christchurch Priory, Norman House and Convent Walk, A separate dining room offers flexibility for formal dining, home working or additional reception use.

The fitted kitchen is conveniently positioned adjacent to the main living areas and benefits from a practical layout with a range of eye & base level units along with integrated appliances.

There are two double bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room. A separate family bathroom serves the remainder of the accommodation.

The apartment's character is enhanced by its impressive ceiling heights, creating a wonderful sense of space and light throughout. Residents also have the advantage of a communal garden, providing outdoor

space to relax and enjoy.

Situated in the heart of Christchurch's historic town centre, Flat 1 enjoys an enviable position on the sought-after Castle Street, just moments from a wide range of shops, cafés, restaurants and everyday amenities. The town is renowned for its rich heritage, with the iconic Christchurch Priory, Norman House and picturesque Town Quay all within easy walking distance.

The beautiful riverside walks along the River Stour and River Avon provide a wonderful setting for leisure activities, while the nearby harbour and quay offer opportunities for sailing, paddleboarding and waterside dining. The award-winning beaches of Mudeford, Avon Beach and Hengistbury Head are just a short drive or cycle away, providing some of the finest scenery on the South Coast.

Christchurch benefits from excellent transport connections, including a mainline railway station with services to Bournemouth, Southampton and London Waterloo. The nearby A35 and A338 provide convenient road access throughout Dorset and Hampshire, while Bournemouth Airport is approximately 15 minutes away by car.

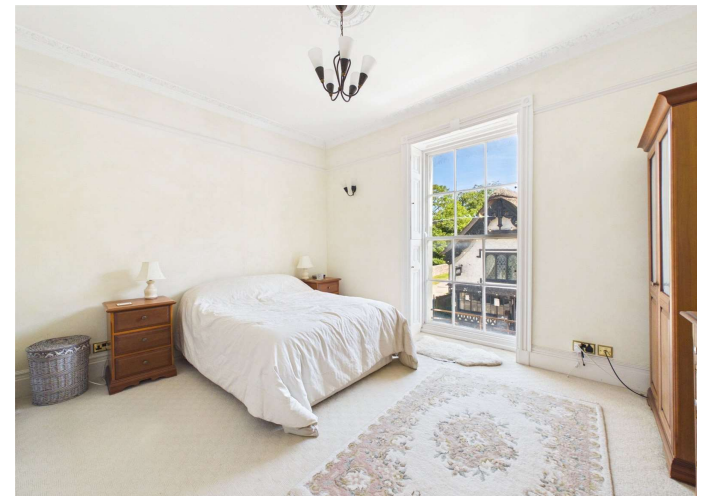
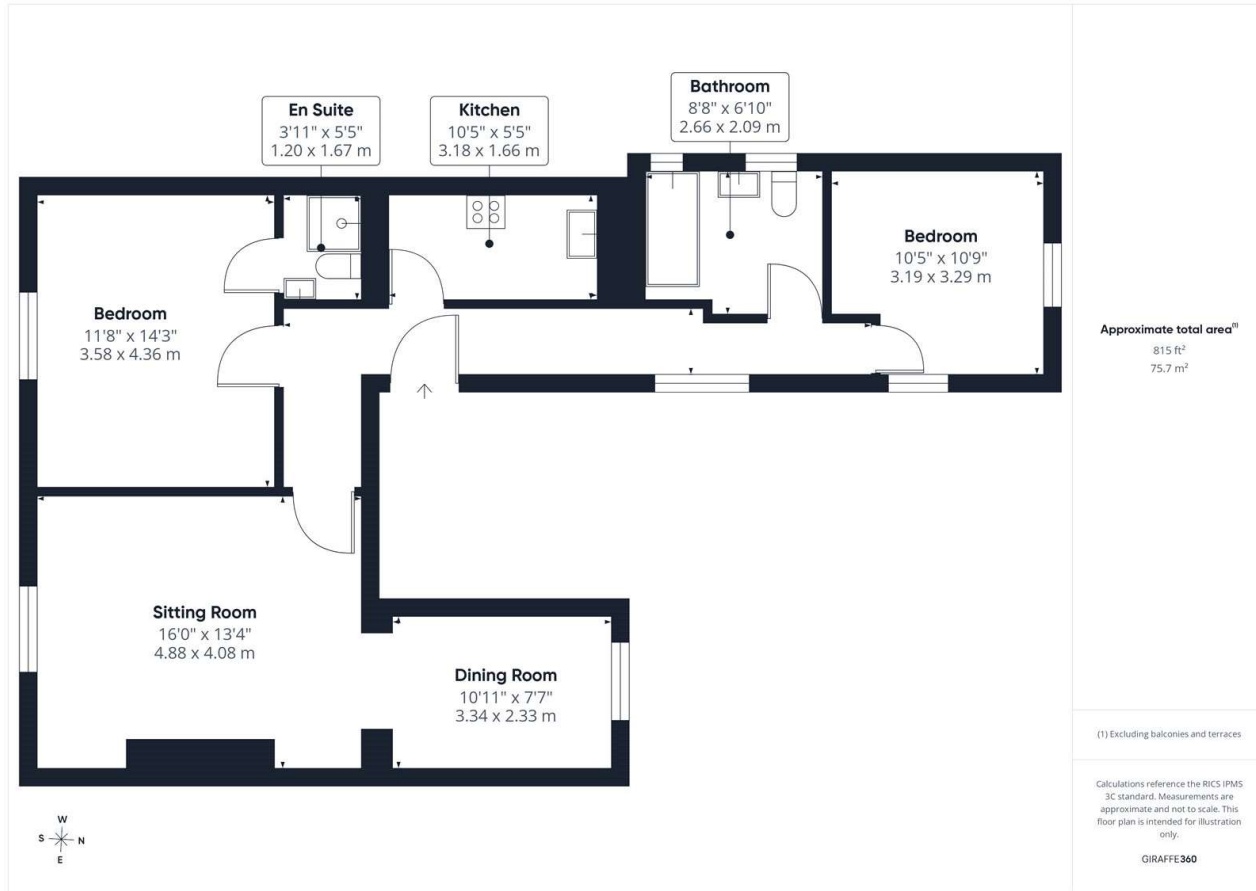
TENURE: LEASEHOLD - We understand there is approximately 161 years remaining on the lease. A service charge is currently payable of £3600pa, this is due to decrease once a reserve fund had been established.

COUNCIL TAX BAND: C



KEY POINTS

- CENTRAL CHRISTCHURCH
- TWO DOUBLE BEDROOMS
- DELIGHTFUL VIEW
- CHARACTERFUL FEATURES
- COMMUNAL GARDEN
- NO CHAIN



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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EPC PENDING

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