

Flat 4, Avon Manor, 34 Purewell,
Christchurch, Dorset, BH23 1EP

Asking Price **£235,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
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A Two Bedroom Ground Floor Flat in Purewell

THIS TWO BEDROOM GROUND FLOOR FLAT IS SITUATED IN A POPULAR GRADE II LISTED BUILDING WHICH IS JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE. THE PROPERTY ALSO BENEFITS FROM A LONG LEASE AND AN ALLOCATED CAR PARKING SPACE

Flat 4 Avon Manor is an opportunity to purchase a spacious two bedroom ground floor apartment in a convenient and popular location. The property is approximately half a mile from Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. There are also a number of local neighbourhood shops as well as regular bus services connecting the surrounding area. The apartment itself is set within a Grade II Listed building which has a communal entrance with entryphone system.

The front door leads into the entrance hall which has two useful storage cupboards; one of which has space and plumbing for a washing machine. The lounge/dining room is a particularly bright room with a triple aspect overlooking the communal gardens. The kitchen benefits from a range of fitted base and eye-level units. There is an integral cooker with 4-ring electric hob as well as space for further appliances. There are two bedrooms as well as a bathroom.

To the front of the building there is an ALLOCATED CAR PARKING SPACE as well as ample visitor car parking. The property also benefits from attractive communal gardens which are laid predominantly to lawn.

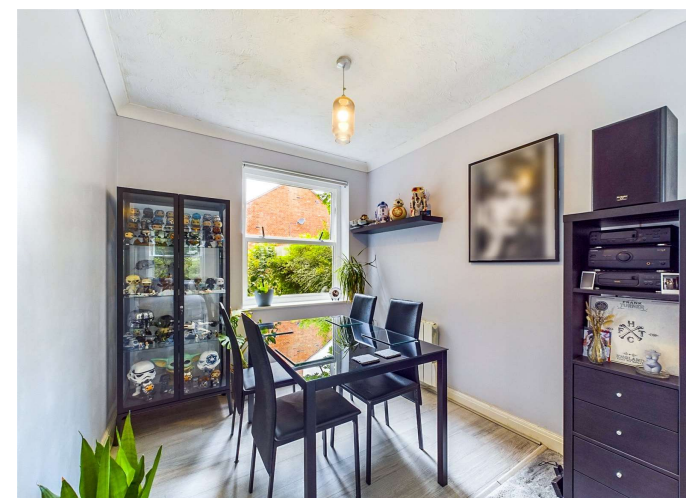
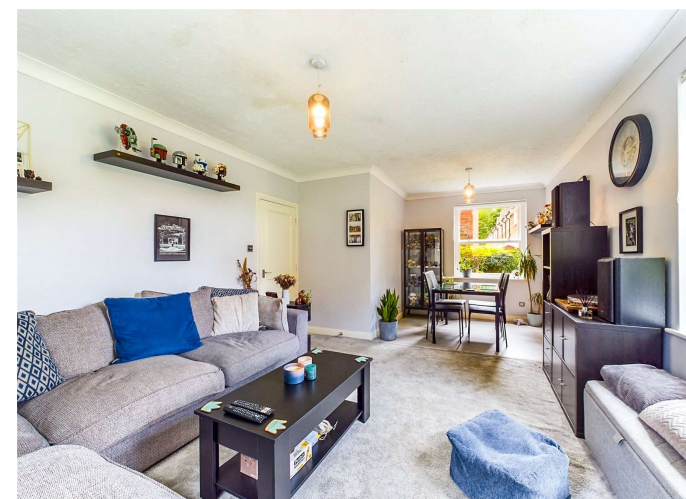
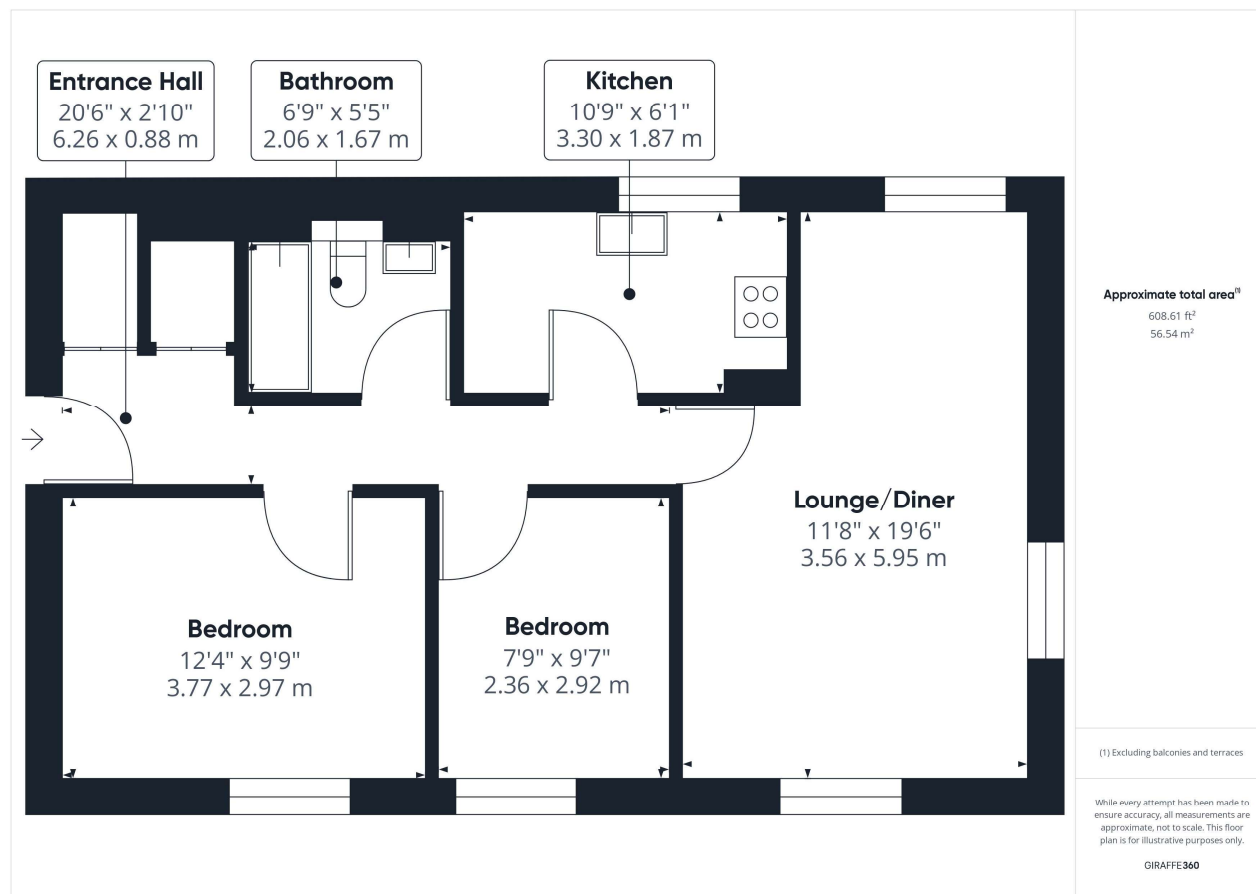
TENURE: LEASEHOLD. We understand that there is a 999 year lease from 1988 with a ground rent of £150pa and a service charge (for 24/25) of £1895.50pa.

COUNCIL TAX BAND: B



KEY POINTS

- TWO BEDROOMS
- GROUND FLOOR FLAT
- CLOSE TO TOWN CENTRE
- ALLOCATED PARKING
- COMMUNAL GARDENS
- WELL PRESENTED



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NO EPC AS LISTED BUILDING

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