

Flat 11, Stonechat Court, 2A Dennistoun
Avenue, Christchurch, Dorset, BH23 3QL

Asking Price **£165,000**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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One Bedroom First Floor Flat for sale on a Chain Free Basis

OFFERED FOR SALE ON A CHAIN FREE BASIS, THIS PURPOSE BUILT FIRST FLOOR FLAT WOULD MAKE AN IDEAL FIRST TIME BUY AND IS SITUATED IN A CONVENIENT LOCATION

Stonechat Court is situated within a level walk of local shops and doctors' surgery and there are convenient bus routes situated outside the block. Christchurch Town Centre is approximately 1 mile distant with its historic 11th Century Priory, pedestrianised shopping facilities and various shops, bars and restaurants.

A private entrance door leads to a entrance hall where there are stairs to the first floor landing with airing/storage cupboard housing hot water cylinder and hatch to roof space.

The kitchen has a range of base and eye-level units, worktops space over and half tiled walls. Serving hatch to lounge. Space and plumbing for washing machine. Stainless steel sink with single drainer and mixer tap. Space for fridge/freezer. Integrated oven/grill, ceramic hob with extractor cooker canopy over.

The bedroom is a generous size with a large built in wardrobe and a window look out to the front of the development.

The bathroom has a suite comprising panelled bath with shower over and screen, wash hand basin and W.C.

Outside there is a bin/storage cupboard and communal grounds. As well as an ALLOCATED CAR PARKING SPACE.

COUNCIL TAX BAND: B

TENURE: Leasehold - We Understand there is APPROX 962 Years remaining on the lease and the maintenance is carried out on and as & when basis.



KEY POINTS

- CHAIN FREE
- ALLOCATED PARKING
- PRIVATE ENTRANCE
- SPACIOUS ACCOMODATION
- CLOSE TO LOCAL AMMENITIES
- WELL PRESENTED THROUGHOUT.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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