

31 Melbourne Road, Christchurch, Dorset,  
BH23 2HY

Asking Price **£150,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# This ONE BEDROOM FLAT is offered with VACANT POSSESSION

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OFFERED WITH VACANT POSSESSION, THIS ONE BEDROOM PURPOSE BUILT FIRST FLOOR FLAT WITH COMMUNAL GARDEN IS SITUATED IN A POPULAR LOCATION. IDEAL INVESTMENT/FIRST TIME BUY

This purpose built one bedroom first floor flat is situated in a convenient and popular location and is offered for sale with vacant possession.

Christchurch Town Centre is approximately 2 miles distant. Close by are neighbourhood shops and regular bus services. Also within easy reach is Christchurch main line railway station.

Entrance door, stairs to landing. Linen cupboard.

Airing/storage cupboard. Hatch to roof space with fitted aluminium loft ladder.

Lounge with window to front. Frosted glazed screen leads to kitchen area with fitted units, half tiled walls, stainless steel one and a half bowl sink with single drainer and mixer tap. Space for cooker and fridge/freezer.

The bedroom has a range of built-in wardrobes. Extra cupboard.

The bathroom is fully tiled. Suite comprising bath with electric shower and screen, basin and w.c.

Utility room with space and plumbing for washing machine plus shelving.

To the rear of the property a shared pathway and gate leads to the communal garden. Clothes drying area. Shed.

Lease: 84 years remaining.

Service Charge 2023/24 £435.90

Ground Rent £10 p.a.

TENURE: LEASEHOLD

COUNCIL TAX BAND: A



## KEY POINTS

- FIRST FLOOR FLAT
- ONE BEDROOM
- COMMUNAL GARDEN
- VACANT POSSESSION
- IDEAL FTB/INVESTMENT



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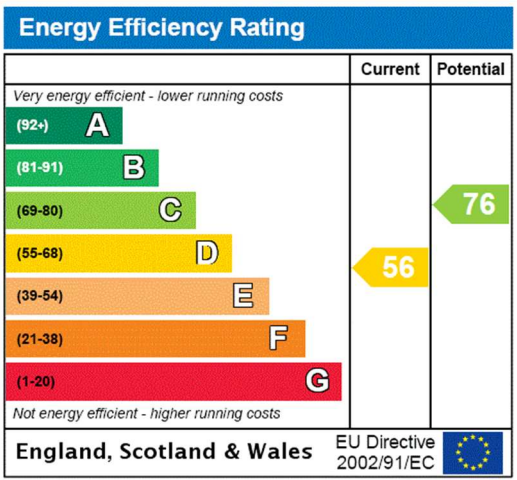


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# THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



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