

Flat 7, Watersmeet Court, Wick Point
Mews, Christchurch, Dorset, BH23 1NY

Asking Price **£375,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A 2 Bedroom First Floor Flat in Central Christchurch

THIS MODERN & SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT IS SITUATED IN THE HEART OF CHRISTCHURCH TOWN CENTRE. THE PROPERTY BENEFITS FROM A SHARE OF THE FREEHOLD AS WELL AS A SOUTH FACING BALCONY WITH VIEWS TOWARDS THE QUOMPS & RIVER STOUR. THERE IS ALSO AN UNDERCOVER PARKING SPACE.

7 Watersmeet Court is an opportunity to purchase a well presented two double bedroom apartment occupying an enviable position in Christchurch Town Centre beside the Quomps.

There is a communal entrance door from Wick Point Mews and stairs lead to the first floor where Flat 7 can be found. The front door leads into the welcoming entrance hall which has a useful storage cupboard. The bright and spacious open plan lounge/diner has a double aspect and doors to the south facing balcony with views towards the Quomps. The recently updated kitchen features plenty of base and eye level units with some modern integral appliances. There is ample storage and generous worktops. There are two well-proportioned double bedrooms which both have built in wardrobes. Bedroom one has an ensuite with WC, basin and shower unit. There is also a separate bathroom with WC, basin and bath.

This is an exceptional location with the south facing balcony and the lounge/diner and both bedrooms having fabulous views over the Quomps towards the river Stour and just a 5-minute walk into the town centre.

The property benefits from an ALLOCATED UNDERCOVER PARKING SPACE.

Christchurch is a beautiful and historic town with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is

close at hand as well as regular bus services connecting the surrounding area. The property is also set within the Twynham School catchment area.

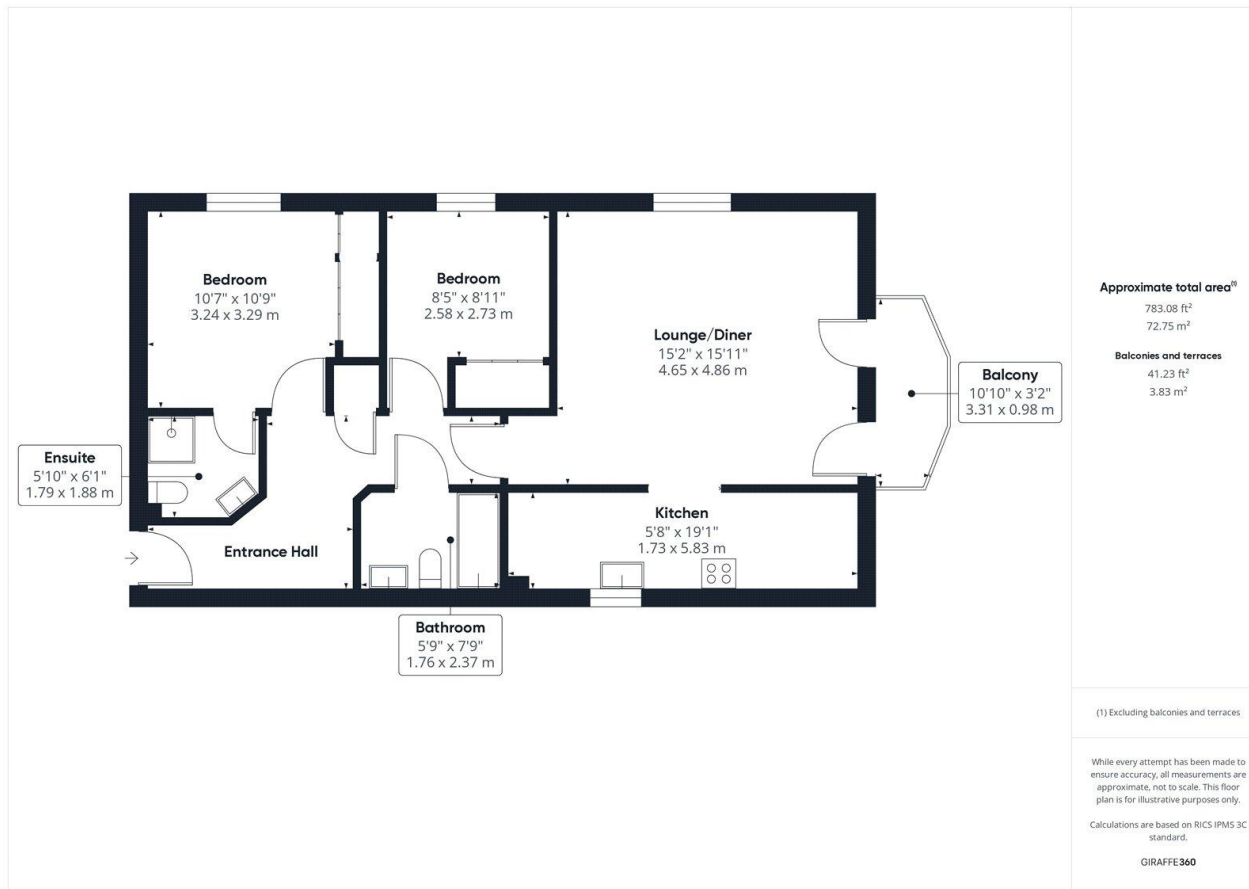
TENURE: SHARE OF FREEHOLD. The property benefits from the remainder of a 1000 year lease. We are informed that the service charge for 2025 is £1998.

COUNCIL TAX BAND: D



KEY POINTS

- TWO DOUBLE BEDROOMS
- FIRST FLOOR FLAT
- CENTRAL CHRISTCHURCH
- UNDERCOVER PARKING SPACE
- SOUTH FACING BALCONY
- SHARE OF FREEHOLD




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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(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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