4 Avon Wharf, Bridge Street, Christchurch, Dorset, BH23 1DJ

Guide Price £300,000







Living



Bathroom



Parking





## A Two Bedroom Maisonette on a Waterside Development

THIS TWO BEDROOM MAISONETTE IS SITUATED IN A SOUGHT AFTER RIVERSIDE DEVELOPMENT AND WILL BE SOLD WITH NO ONWARD CHAIN. THE PROPERTY REQUIRES REFURBISHMENT BUT BENEFITS FROM A BALCONY WITH RIVER VIEWS

4 Avon Wharf is a rare opportunity to purchase a maisonette on a popular waterside development. Avon Wharf is a gated development of just 21 properties that were originally designed by local Architect Cheshire Robbins. The development sits next to the River Avon within the historic town centre of Christchurch with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants.

The private front door leads into the entrance area which has a useful storage cupboard and stairs up to the first floor. A second door leads into the hallway which has a cloakroom with wc and basin. The open plan living area has a double aspect and a kitchen area with a range of units and space for appliances. There is a sliding door to the BALCONY with views towards the River Avon and also to Christchurch Priory. Stairs from the hallway lead to the second floor landing. There are two bedrooms and a bathroom with wc, basin and bath.

We understand that the property has a PARKING SPACE FOR ONE CAR.

TENURE: LEASEHOLD. The property enjoys the remainder of a 999 year lease. We are informed that the service charge is £500pa.

COUNCIL TAX BAND: D



## **KEY POINTS**

- TWO BEDROOMS
- CENTRAL CHRISTCHURCH
- RIVER VIEWS
- BALCONY
- WATERSIDE DEVELOPMENT
- CHAIN FREE







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.

## THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore

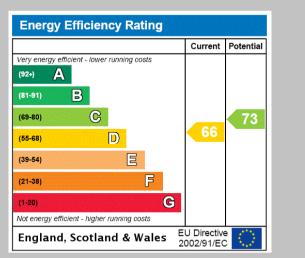












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