

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

Guide Price **£300,000**



2

Bedrooms



1

Living



1

Bathroom



Parking



EST
1992

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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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(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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