

14 Bingham Road, Christchurch, Dorset,
BH23 3AQ

Asking Price **£280,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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This Spacious Ground Floor Flat is presented in Excellent Order

THIS SPACIOUS GROUND FLOOR FLAT IS PRESENTED IN EXCELLENT CONDITION AND BENEFITS FROM THREE BEDROOMS, OFF ROAD PARKING AND A LARGE SOUTH-FACING REAR GARDEN

Bingham Road is approximately 1.5 miles from Avon Beach & Mudeford Quay and just 1 mile from the centre of Christchurch which benefits from pedestrianised shopping facilities, the historic 11th Century Priory, Town Quay and an excellent range of coffee shops, bars and restaurants. There is a main line railway service to London, Waterloo from Christchurch and there are ample buses from the property to Christchurch Town Centre. There are further local shops in Purewell.

Entering through the private front door there is a spacious hall with a useful storage cupboard.

The kitchen has an excellent range of wall and base cabinets providing ample storage. There is plenty of space for appliances including a range cooker and American style fridge freezer. A door leads out to the garden.

The lounge has a feature fire surround and double doors leading into the garden.

The bathroom has a suite comprising a free-standing bath, separate shower, heated towel rail, wash hand basin & w.c.

There is a private rear garden has a large patio set to the immediate rear of the property. There is another area of hard standing which makes an excellent entertaining area as well as and outside storage building.

Council tax band: B

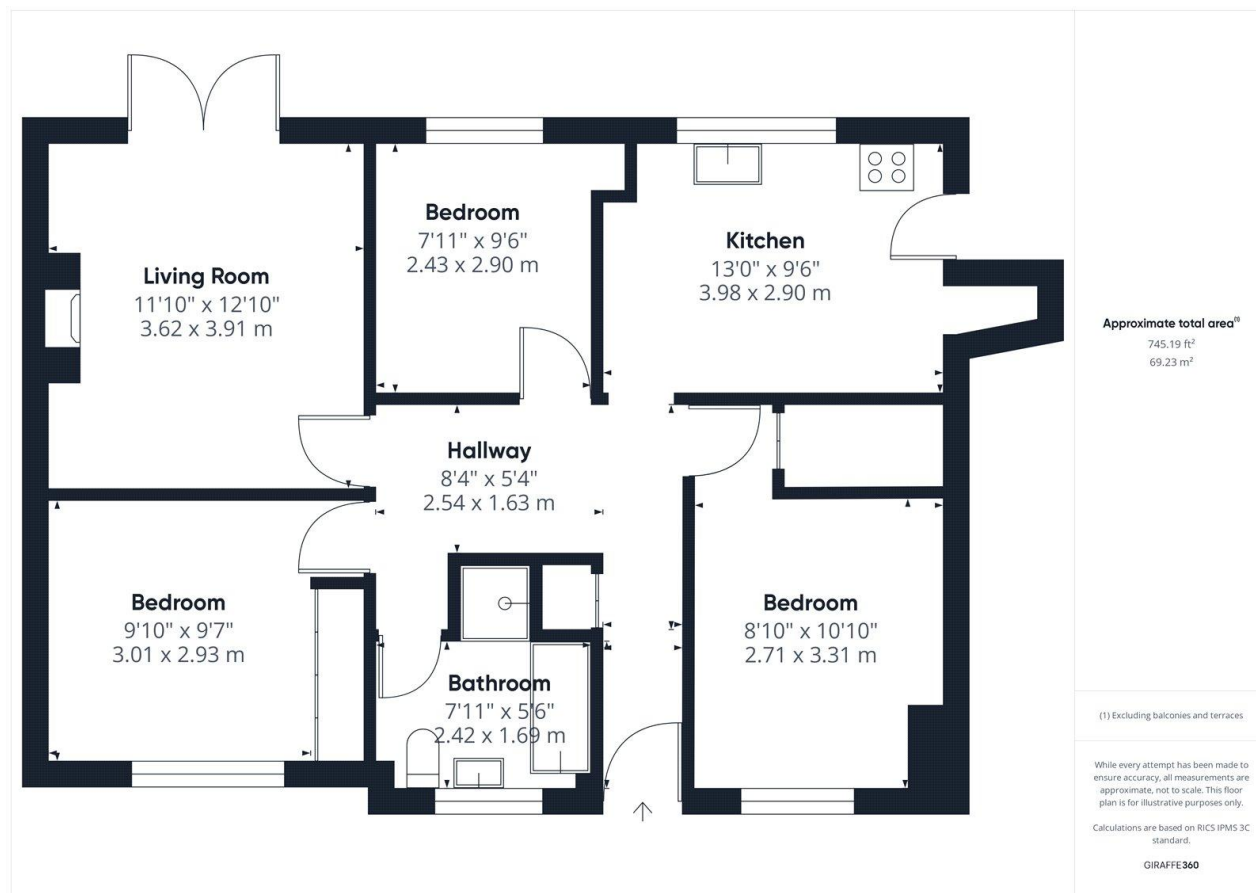
Tenure: Leasehold - We understand there is approximately 105 years remaining on the lease with a service charge

payable of £37.60 per month to include ground rent and buildings insurance.



KEY POINTS

- THREE BEDROOMS
- MODERNISED THROUGHOUT
- OFF ROAD PARKING
- SOUTHERLY ASPECT GARDEN
- WELL PRESENTED
- SPACIOUS ACCOMMODATION



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		
(69-80) C	69	76
(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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