

Flat 2, Winkton Lodge, 1 Redwood Drive,
Winkton, Christchurch, Dorset, BH23 7BP

OFFERS OVER **£175,000**



2

Bedrooms



1

Living



1

Bathroom



Parking



EST
1992

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A GENEROUS GROUND FLOOR APARTMENT

THIS GENEROUS GROUND FLOOR APARTMENT IS SET WITHIN A CHARACTERFUL BUILDING ON A SOUGHT AFTER DEVELOPMENT FOR THE OVER 55s. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND FEATURES TWO BEDROOMS, TWO PARKING SPACES AND ACCESS TO COMMUNAL GARDENS.

Winkton Lodge is an opportunity to purchase a spacious two bedroom ground floor apartment with accommodation of approx 733sqft. Winkton Lodge is a characterful building which was built in the 1700s. In 2015 it was developed into four large apartments which, alongside the surrounding properties, are dedicated to the over 55s. Winkton itself is a popular village to the north of Christchurch. Christchurch Town Centre with its 11th Century Priory, Town Quay and various bars, cafes, shops and restaurants is approx 2.5 miles away.

There is communal access to Winkton Lodge from the front and rear of the building. Apartment 2 is on the ground floor. The front door leads into the entrance hall where there is a useful storage cupboard. The open plan living area is set to the rear of the property with two large windows and high ceilings making inviting you in. The kitchen area has an attractive range of base and eye level units with a range of Neff integral appliances and a breakfast bar.

There are two double bedrooms one of which has built in wardrobes. There is also a separate bathroom with wc, basin and walk in shower.

The property benefits from TWO ALLOCATED CAR PARKING SPACES. There are well manicured communal gardens which are a key feature of this impressive development.

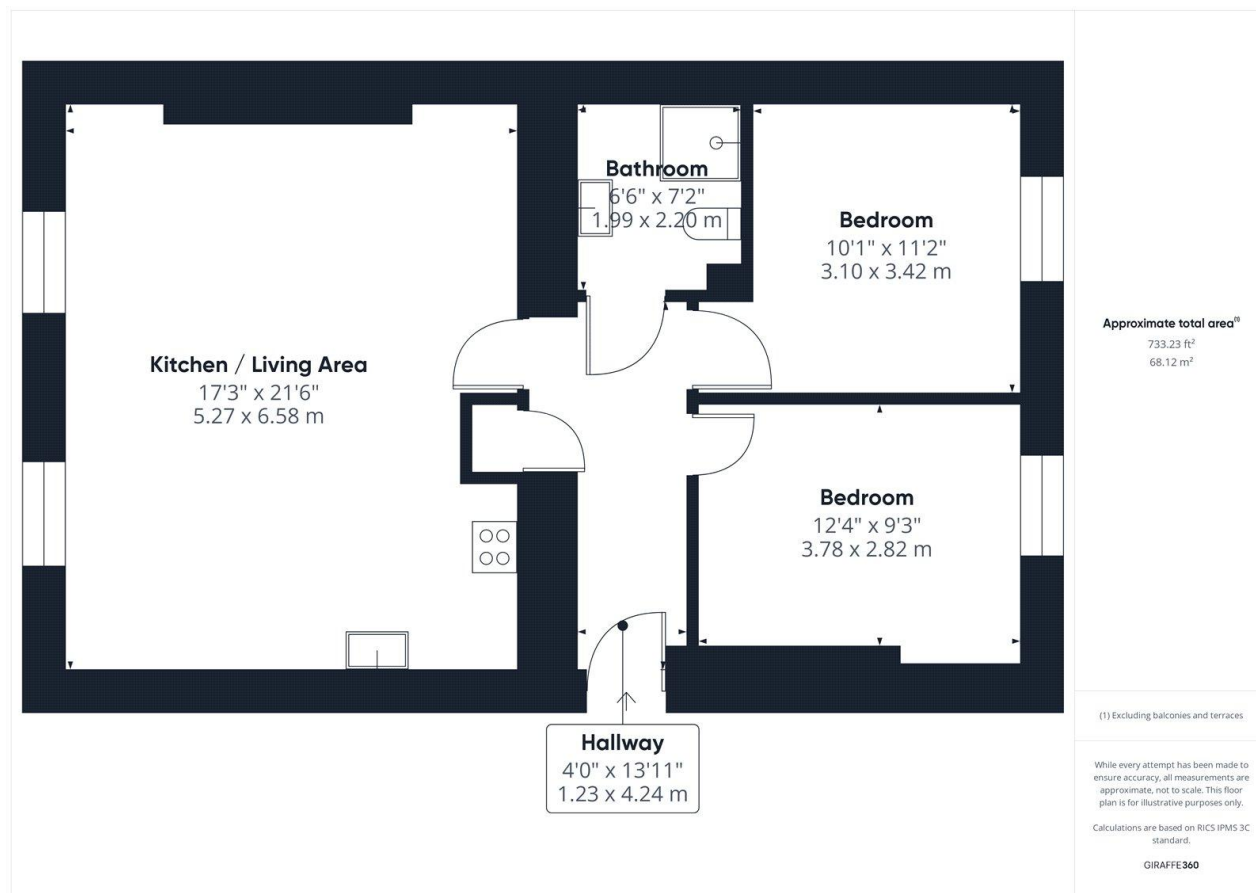
TENURE: LEASEHOLD. We understand that there is a 199 year lease from 01/01/2015 with a management charge of £3679.54pa

COUNCIL TAX BAND: E



KEY POINTS

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- OVER 55s
- COMMUNAL GARDENS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(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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