

Flat 12, Mariners Court, 1 Rodney Drive,  
Christchurch, Dorset, BH23 3JG

Asking Price **£260,000**



Bedrooms



Living



Bathroom/Ensuite



Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*

# SPACIOUS GROUND FLOOR APARTMENT CLOSE TO MUDEFORD QUAY & AVON BEACH

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THIS SPACIOUS GROUND FLOOR APARTMENT BENEFITS FROM A SHARE OF THE FREEHOLD AND IS LOCATED IN CLOSE PROXIMITY TO MUDEFORD QUAY AND AVON BEACH, ITS KEY FEATURES INCLUDE TWO DOUBLE BEDROOMS, A LARGE LOUNGE/DINING ROOM AND A GARAGE IN A BLOCK.

12 Mariners Court is an opportunity to purchase a two double bedroom apartment in a popular location. The property is conveniently situated within a short distance of Mudeford Quay and the sandy Avon Beach whilst sitting just over 1.5 miles from the historic town centre of Christchurch with its 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Local bus services connect the surrounding area.

A communal entrance door gives access to Mariners Court. The front door leads into the entrance hall which has two useful storage cupboards, The spacious lounge/dining room is a key feature of this property and is a particularly bright room with windows to two aspects.

The kitchen has a range of base and eye level units with worktop incorporating sink, Integrated Oven & Hob. There is further space for a washing machine, tumble dryer & Fridge/Freezer.

The property benefits from two double bedrooms as well as a bathroom with fitted suite comprising wc, wash hand basin and bath with wall mounted shower over.

Mariners Court is surrounded by attractive and well-kept communal gardens. There is a resident's car parking area as well as a GARAGE IN A BLOCK.

We understand there is a service charge payable of APPROX; £1125 per 6 months.

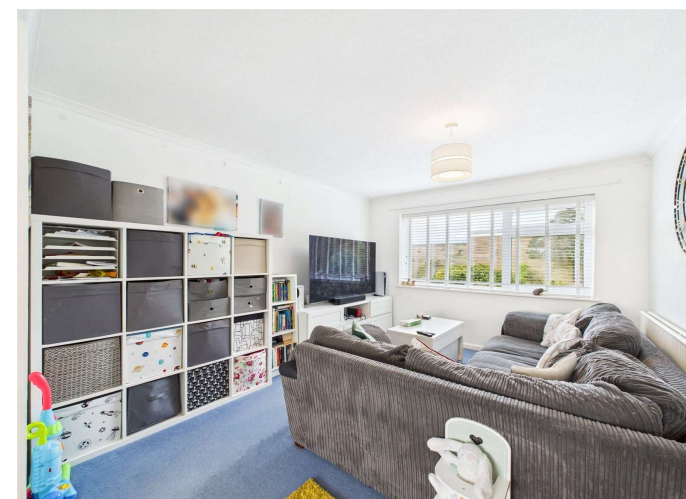
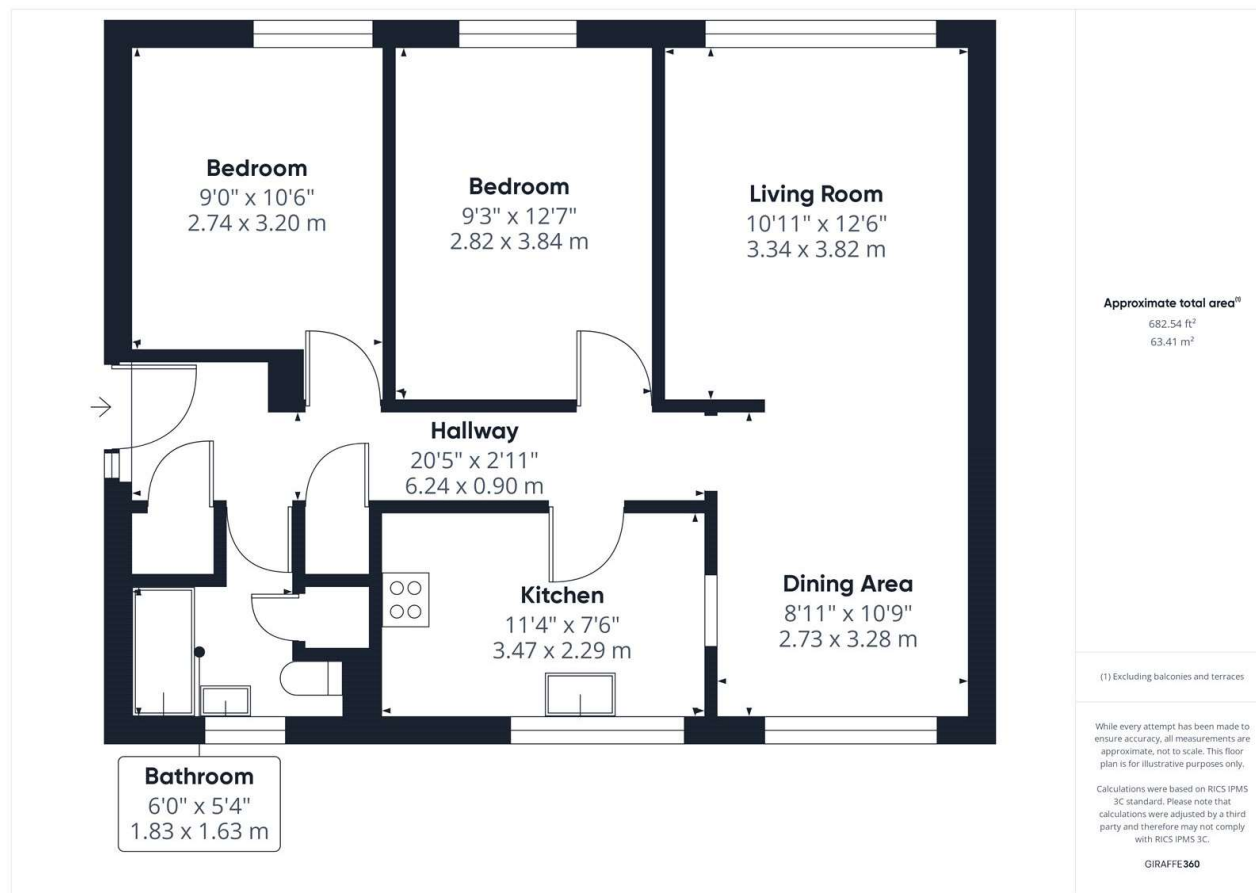
COUNCIL TAX BAND: C  
TENURE: SHARE OF FREEHOLD



## KEY POINTS

- GROUND FLOOR APARTMENT
- SHARE OF THE FREEHOLD
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINING ROOM
- GARAGE IN A BLOCK
- CLOSE TO MUDEFORD QUAY





**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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            | 64                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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