

8 Sycamore Close, Christchurch, Dorset, BH23 2EL

Asking Price **£235,000**



Bedrooms



Living



Bathroom/Ensuite



Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# ...TWO BEDROOM APARTMENT IN WEST CHRISTCHURCH...

THIS TWO BEDROOM APARTMENT IS SITUATED IN THE POPULAR AREA OF WEST CHRISTCHURCH. THE PROPERTY WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND FEATURES A GARAGE IN A BLOCK.

Sycamore Close is an opportunity to purchase a spacious two bedroom flat with a generous lease.

The property is situated in the popular area of West Christchurch and stands within two miles of the historic Christchurch Town Centre with its 11th Century Priory, town quay and various shops, cafes, bars and restaurants. There are regular bus services nearby as well as Christchurch Mainline Railway Station. The flat is also located within the Twynham School Catchment area.

There is a communal entrance with entry phone system.

The entrance hall features three storage cupboards; one of which is particularly large. The lounge/diner enjoys two large windows allowing plenty of light into the room. The kitchen which has a range of modern base and eye level units as well as an integral hob.

There are two bedrooms, the main bedroom is particularly generous and has a built in wardrobe.

The shower room features a w.c. wash hand basin, radiator and a large walk-in shower.

There are communal gardens to the rear of the building and the property also benefits from its own GARAGE in a block.

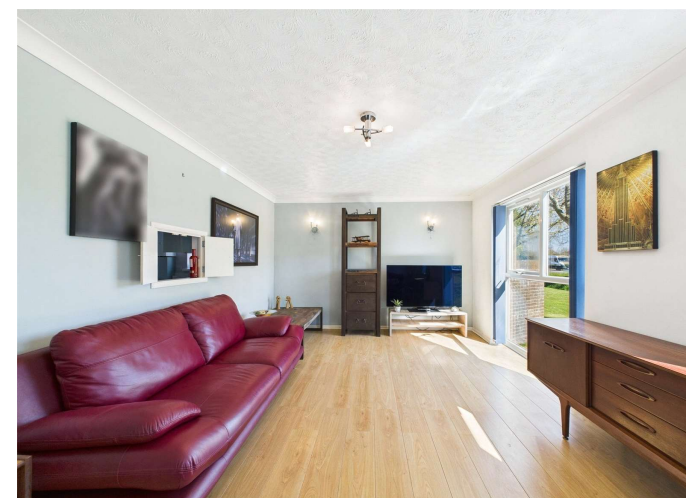
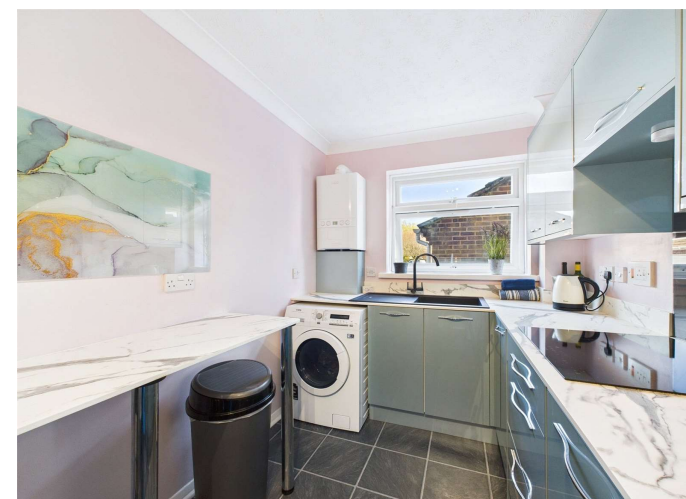
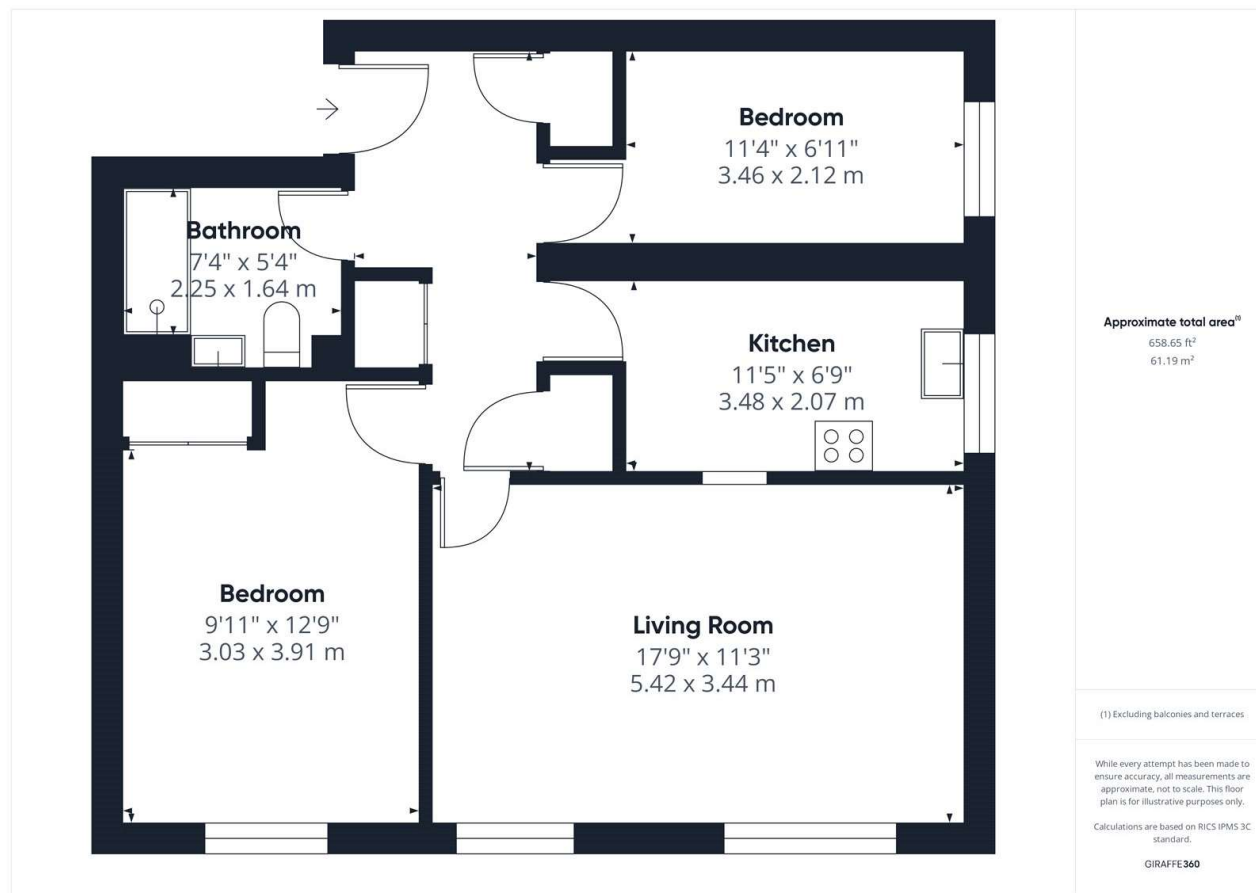
TENURE: LEASEHOLD. We understand that there is approx 143 years remaining on the lease with a service charge of approx £1600pa.

COUNCIL TAX BAND: C



## KEY POINTS

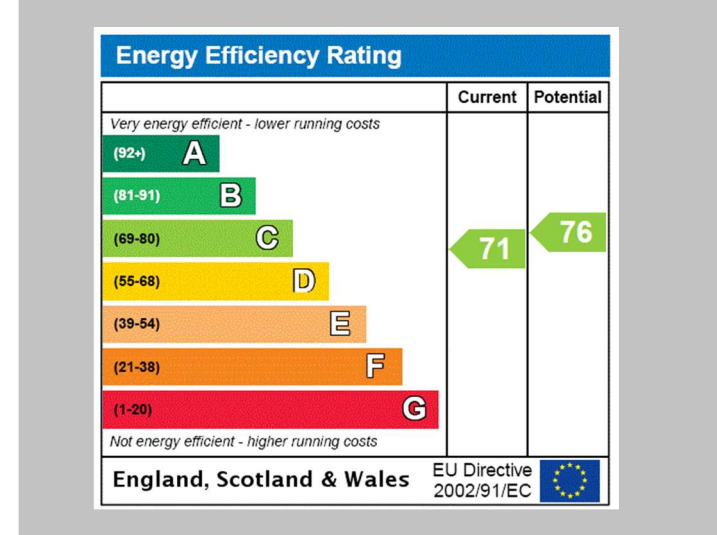
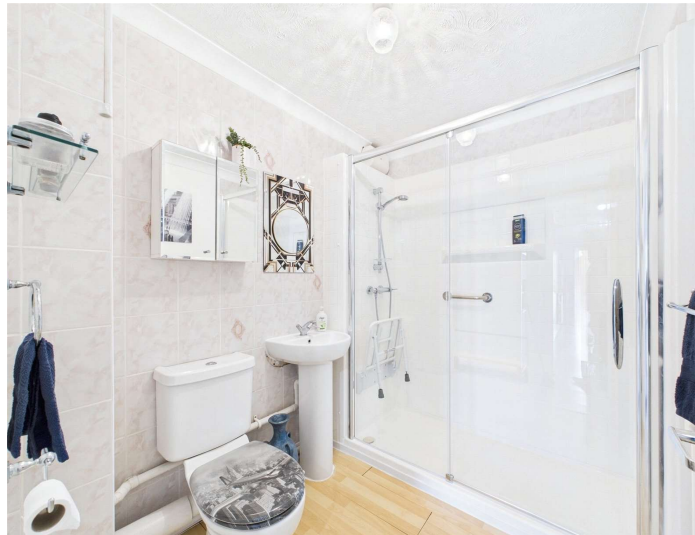
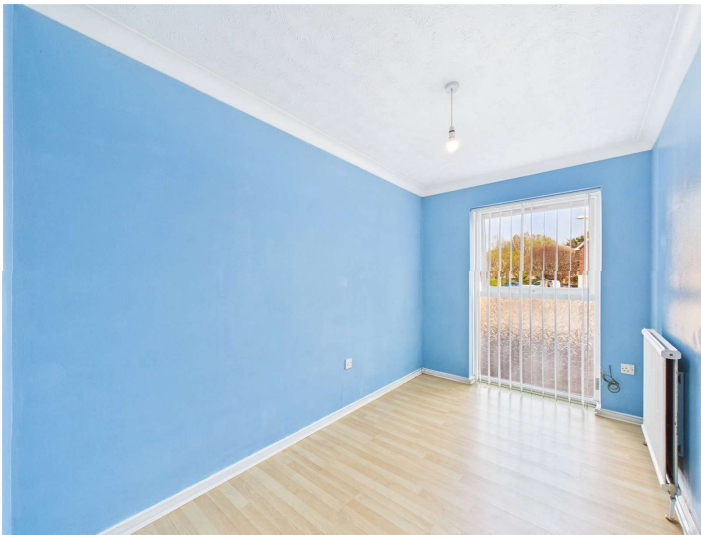
- TWO BEDROOMS
- GROUND FLOOR FLAT
- GARAGE IN BLOCK
- CHAIN FREE
- WEST CHRISTCHURCH
- TWYNHAM CATCHMENT



**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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