

Flat 4, Southwood Court, 1 Southwood Avenue,
Walkford, Christchurch, Dorset, BH23 5RL

Asking Price **£200,000**



1

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'Well presented and well proportioned one double bedroom flat'

WELL PRESENTED AND WELL PROPORTIONED, A ONE DOUBLE BEDROOM FIRST FLOOR FLAT WITH LONG LEASE, NO GROUND RENT, GARAGE AND OFF STREET PARKING. LOCATED ON THE EDGE OF HIGHCLIFFE, A SHORT WALK TO THE FOREST AND BEACH, AND CLOSE TO LOCAL SHOPS, BUS STOPS AND TRAIN STATION.

In the hallway is a utility cupboard where the tumble dryer and freezer are located, and there is a further cloak cupboard.

The lounge diner is a lovely bright room with a large southerly facing window and a wood burner.

There is a large double bedroom, and a bathroom comprising a bath with shower over, a WC and wash hand basin. Partly tiled walls and an obscured glazed window.

The modern kitchen comprises a range of eye and base level units with cupboards and drawers. Integrated dishwasher, oven,

gas hob and fridge, with space for a washing machine. Partly tiled walls and a cupboard housing the combi gas boiler.

Outside

The property is conveyed with its own garage which is located alongside the property and there is space to park a vehicle in front of it. There is a communal garden at the rear of the building.

Tenure & Maintenance

We understand the property is leasehold with the remainder of a 189 year lease from 1962.

We understand a maintenance charge is payable and amounts to approx. £1,200 per annum.

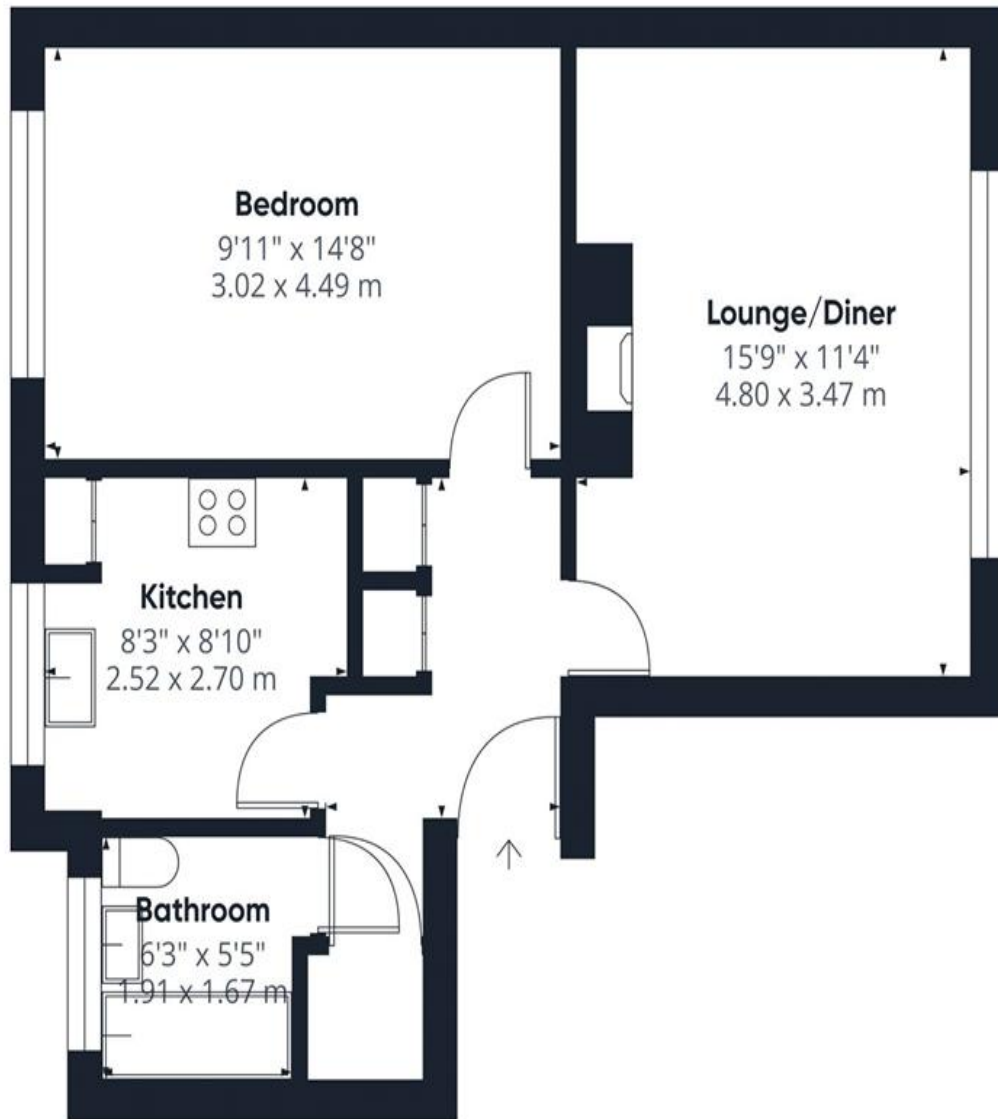
We understand NO ground rent is payable.

Council tax band B.



KEY POINTS

- First floor apartment
- One large double bedroom
- Well presented throughout
- Wood burner in the lounge
- Modern kitchen
- Garage and off street parking
- Short walk to the beach and forest
- Close to local shops, bus stops and the train station



Approximate total area¹⁾
501 ft²
46.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

