

35A, Stroud Lane, Christchurch, Dorset, BH23 3QS

Guide Price **£250,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

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# This NEATLY PRESENTED first floor flat offers SPACIOUS

THIS NEATLY PRESENTED FIRST FLOOR FLAT OFFERS SPACIOUS ACCOMMODATION, A PRIVATE GARDEN, AND THE ADDED BENEFIT OF OFF-ROAD PARKING, SITUATED IN A SOUGHT-AFTER RESIDENTIAL AREA OF CHRISTCHURCH.

Situated on Stroud Lane, the property is within easy reach of Christchurch town centre, the New Forest National Park, and the beaches of Southbourne and Mudeford. Excellent road and rail links are nearby, along with a good choice of local schools.

Accessed via its own private entrance, stairs lead to the first floor hallway which provides access to all rooms. The spacious living room (14'4" x 10'11") enjoys a bright aspect and a bay window. The kitchen offers a range of eye and base level units as well as ample space for appliances.

There are two good-sized bedrooms, with the principal bedroom measuring 15'2" in length and featuring a bay window. In addition, a separate office/dressing room provides ideal flexibility for working from home or as a walk-in wardrobe. A bathroom completes the accommodation.

Outside the property benefits from off-road parking and its own private garden, perfect for outdoor entertaining or relaxing. there is also a large shed which provides ample storage. To the front of the property there is off road parking for one vehicle.

Tenure: Leasehold, We understand there is APPROX 91 years remaining on the lease with the maintenance carried out on a as and when basis. There is a ground rent payable of £10 per year.

Council Tax Band: B



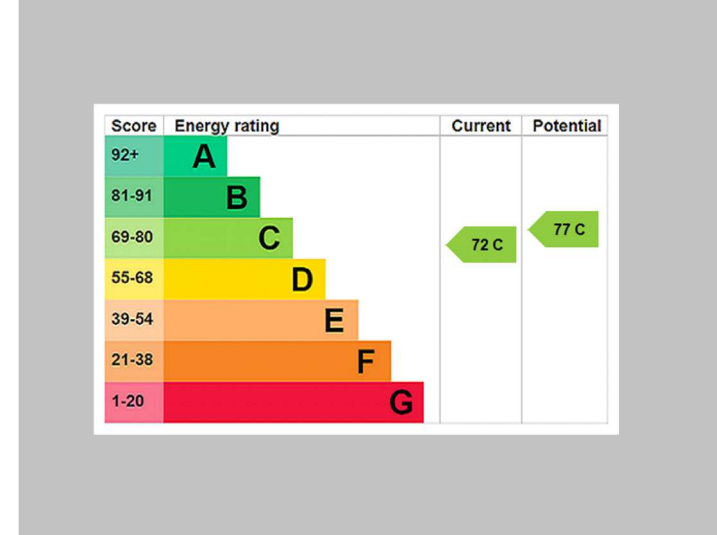
## KEY POINTS

- PRIVATE ENTRANCE
- TWO DOUBLE BEDROOMS
- NO CHAIN
- OFF-ROAD PARKING
- PRIVATE GARDEN
- CONVENIENT LOCATION





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