

3A Station Road, Christchurch, Dorset,
BH23 1QY

Asking Price £230,000

 2

Bedrooms

 1

Living

 1

Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
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This TWO BEDROOM FIRST FLOOR FLAT benefits from a

THIS TWO BEDROOM FIRST FLOOR FLAT BENEFITS FROM A BALCONY AND ITS OWN PRIVATE ENTRANCE. THE PROPERTY HAS A LONG LEASE AND SITS JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE & TRAIN STATION.

3A Station Road is an opportunity to purchase an impressive flat in a popular and convenient location. The property is situated within half a mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. There are regular bus services nearby as well as Christchurch main line railway station. This property is also located within the Twynham School Catchment Area.

The private front door leads into a generous entrance area. A door leads through to the hallways and then stairs lead up to the landing. There is an open plan lounge/diner with access to a BALCONY which has a Southerly aspect. The kitchen has a range of modern base and eye level units with some integral appliances. There are two double bedrooms and a bathroom with wc, basin and bath with shower over.

Agents note: Please note that some of the photos within these particulars have been virtually staged.

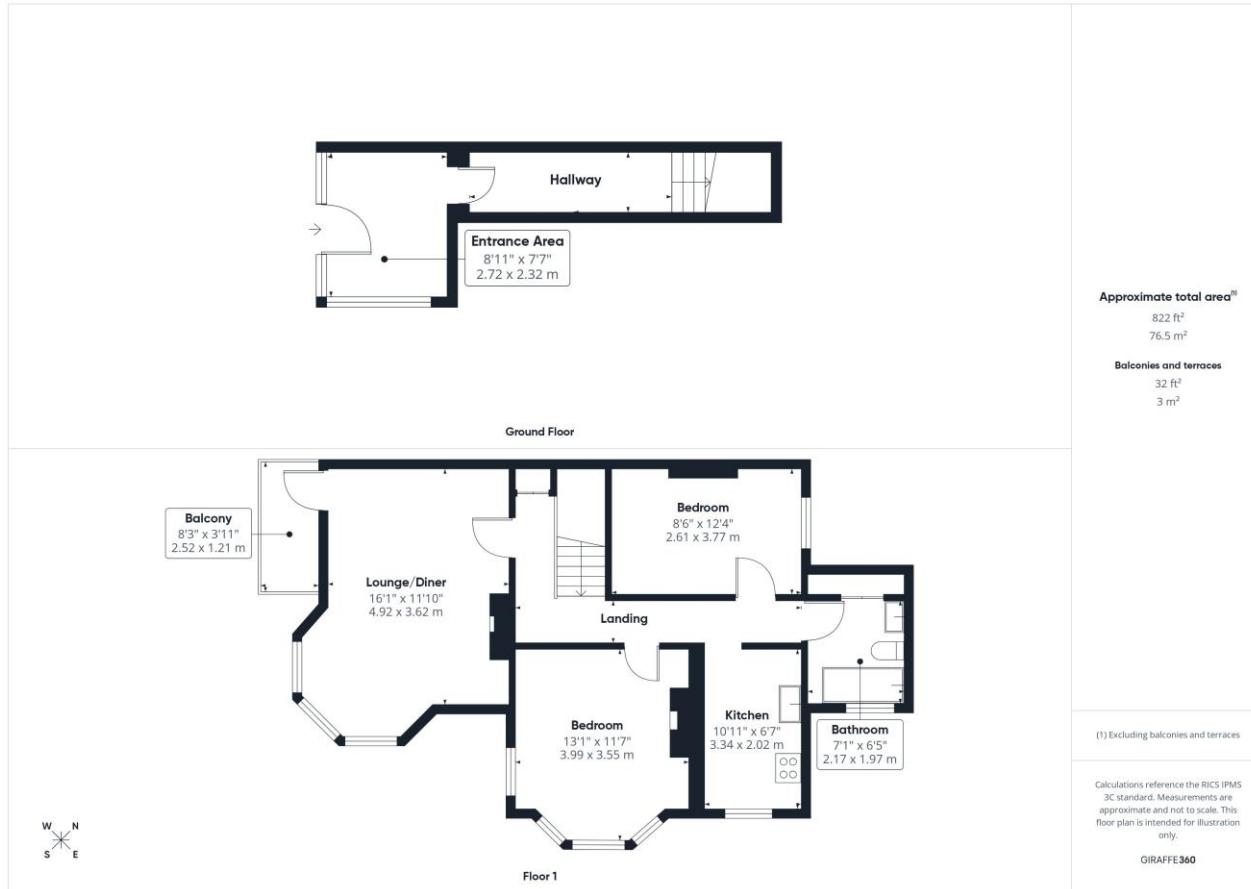
TENURE: LEASEHOLD. We understand that the property has approx 944 years left on the lease with a ground rent of £150pa. We are informed that maintenance is shared on an as and when basis.

COUNCIL TAX BAND: B



KEY POINTS

- TWO BEDROOMS
- FIRST FLOOR FLAT
- PRIVATE ENTRANCE
- LONG LEASE
- SOUTH FACING BALCONY
- CENTRAL CHRISTCHURCH



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.

