

Flat 12, Sandford House, 151 Mudeford Lane,
Christchurch, Dorset, BH23 3HR

Asking Price **£235,000**



Bedrooms



Living



Bathroom/Ensuite



Parking & Garage



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1992

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This RECENTLY REFURBISHED TOP FLOOR APARTMENT is

THIS RECENTLY REFURBISHED TOP FLOOR APARTMENT IS SITUATED JUST A STONES THROW FROM MUDEFORD QUAY AND BENEFITS FROM LOVELY VIEWS TOWARDS THE WATER AND A GARAGE.

Sandford House is an opportunity to purchase a well presented top floor flat in a sought after part of Mudeford. The property is situated within a short distance of the picturesque Mudeford Quay, Stanpit Nature Reserve and the sandy Avon Beach. Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants is just over 1.5 miles away. Mudeford Infant & Junior Schools are also close by.

Flat 12, Sandford house is located on the top floor accessed via communal Stairs.

The front door leads into an entrance hall. There is a generously sized bedroom situated to the front of the property serviced by a separate shower room comprising a white suite with walk in shower, wash hand basin, heated towel rail and W.C.

To the rear of the property the open plan living room is a bright and airy space. The recently re-fitted kitchen features a range of eye and base level units along with an integrated oven & hob with space for additional appliances.

A door from the living space leads to the balcony which enjoys views towards Mudeford Quay.

Outside there is an area of well maintained communal gardens and residents parking. The property also benefits from a garage which can be used for parking but also provides ideal storage for kayaks, paddle boards and bikes.

TENURE: SHARE OFFREEHOLD. We Understand a service charge is payable of £1262pa.

COUNCIL TAX BAND: B



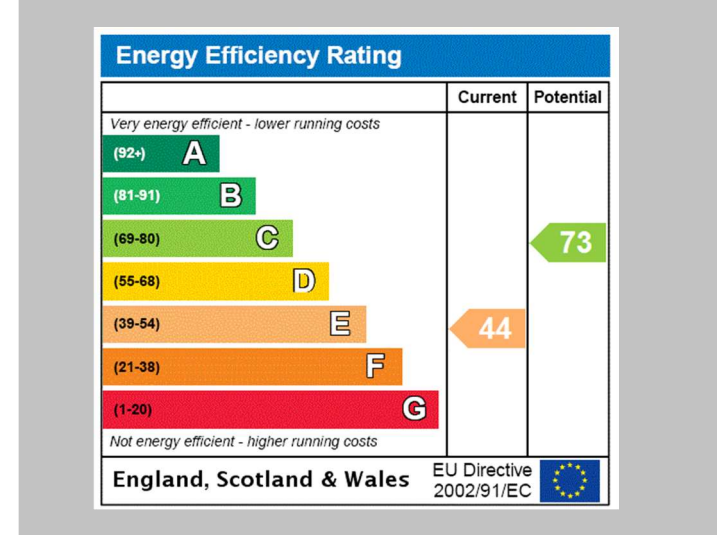
KEY POINTS

- TOP FLOOR
- VIEWS OF MUDEFORD QUAY
- EXCELLENT LOCATION
- RESIDENTS PARKING & GARAGE
- BEAUTIFULLY PRESENTED
- NO CHAIN



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.

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