

Flat 2, Priory Manor, 14 Church Lane,
Christchurch, Dorset, BH23 1FF

Asking Price **£325,000**



Bedrooms



Living



Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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CENTRAL CHRISTCHURCH... 2 GENEROUS BEDROOMS...BUILT 2020

SET IN THE HEART OF CHRISTCHURCH THIS SUPERB 2 BEDROOM APARTMENT IS PRESENTED IN AS NEW CONDITON THROUGHOUT.

Priory Manor is a development completed in 2020 and consists of 9 apartments in a prestigious Town Centre location.

Christchurch is a beautiful and historic town with its 11th Century Priory, Town Quay and Castle Ruins. There are various shops, bars, cafes and restaurants plus main line railway station, also within easy reach are The New Forest, Mudeford Quay and Avon Beach.

An internal viewing of this deceptively spacious apartment is strongly recommended.

From Church Lane, a communal entrance door and entry phone system leads to the communal hallway. Stairs or lift lead to the communal landing and connecting door to Flat 2.

Entrance porch with inner door leads to entrance hall. Entryphone. Separate boiler & storage cupboards.

A Superb living room/kitchen with range of fitted units with quartz worktops and splashback.. Sunken stainless steel sink with mixer tap. Extensive range of 'Neff' appliances including oven/grill, induction hob, extractor cooker hood, dishwasher and fridge/freezer.

There are two double bedrooms both of generous sizes.

The bathroom features fully tiled walls, bath with shower over, heated towel rail, wash hand basin & WC.

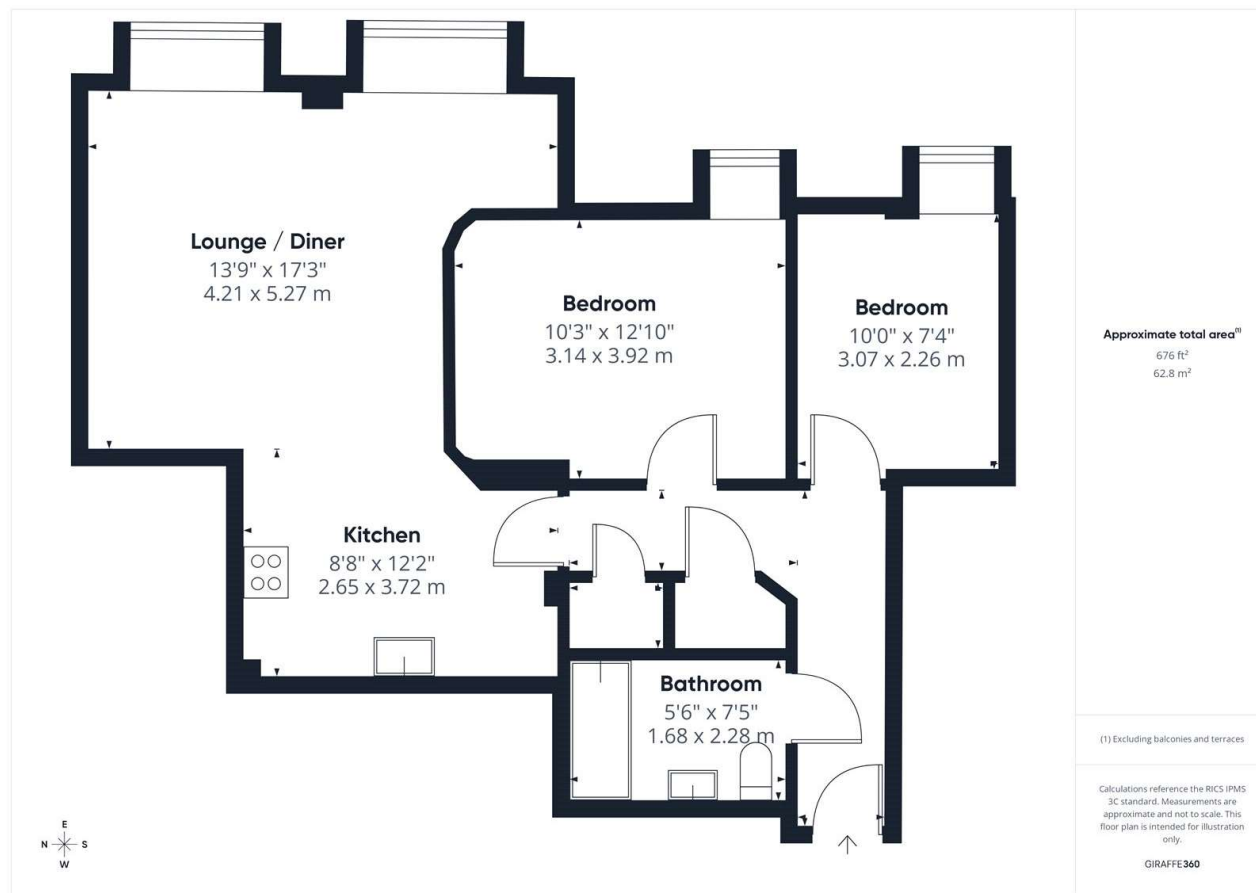
COUNCIL TAX BAND: C

TENURE: LEASEHOLD, We understand a service charge payable of APPROX £1800pa applies with a ground rent of £160pa.



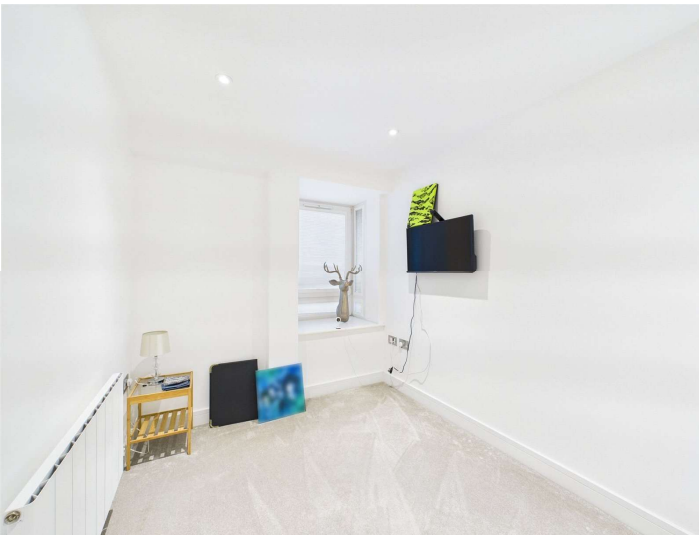
KEY POINTS

- CHRISTCHURCH TOWN CENTRE
- 2 BEDROOMS
- LIVING ROOM/KITCHEN
- BATHROOM
- 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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