

Flat 10, Francesca Lodge, Somerford Way,  
Christchurch, Dorset, BH23 3QN

Asking Price **£150,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# This One Bedroom First Floor Flat has Allocated Parking

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THIS ONE BEDROOM FLAT IS SITUATED ON THE FIRST FLOOR OF A PURPOSE BUILT BLOCK IN A POPULAR PART OF CHRISTCHURCH. THE PROPERTY BENEFITS FROM AN ALLOCATED CAR PARKING SPACE

10 Francesca Lodge is an opportunity to purchase a top floor flat in a convenient side road. The property is situated within a short distance of Stanpit Marsh, Mudeford Quay and the sandy Avon Beach as well as sitting just over 1 mile from the historic Christchurch Town Centre with its 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services connect the surrounding area and neighbourhood shops are also available close by.

The communal entrance is set to the rear of the block with an entryphone system. Stairs lead up to the first floor where Flat 10 can be found.

The front door leads into the entrance hall. The lounge has some useful storage cupboards. The kitchen has a range of base and eye level units with an integral cooker and spaces for further appliances. There is a double bedroom with a dual aspect and a bathroom with wc, basin and bath with shower over.

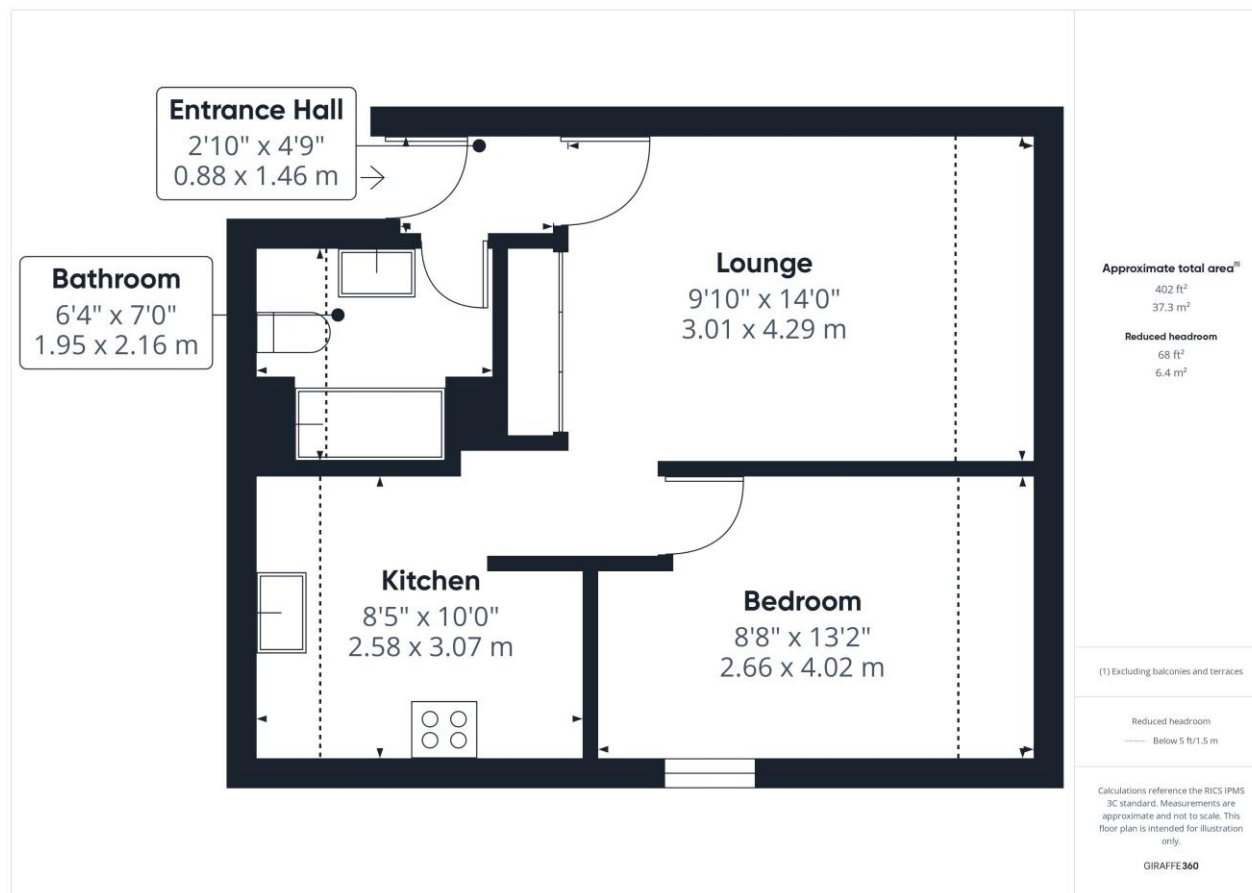
The property is conveyed with an ALLOCATED CAR PARKING SPACE.

TENURE: LEASEHOLD. We are informed that there are 110 years left on the lease with a ground rent of £10pa. We understand that there is a service charge of £90pcm.  
COUNCIL TAX BAND: A



## KEY POINTS

- DOUBLE BEDROOM
- TOP FLOOR FLAT
- PURPOSE BUILT BLOCK
- ALLOCATED PARKING
- POPULAR SIDE ROAD





# THE PROPERTY PROFESSIONALS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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