

Flat 2, Gardner Court, 2 Gardner Road,  
Christchurch, Dorset, BH23 2DZ

Guide Price **£200,000**



Bedrooms



Living



Shower Room



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*



# A Two Bedroom Ground Floor Flat in Christchurch

THIS TWO BEDROOM GROUND FLOOR FLAT WITH BE SOLD WITH NO ONWARD CHAIN. THE PROPERTY IS LOCATED ON A POPULAR SIDE ROAD AND BENEFITS FROM AN ALLOCATED PARKING SPACE AND A SHARE OF THE FREEHOLD

Flat 2 Gardner Court is an opportunity to purchase a ground floor flat in a purpose built block. The property is situated within 1.5 miles of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as a number of local neighbourhood shops and bus services. This flat is also situated within the Twynham School Catchment Area.

There are communal entrances to the front and rear of the block which contains just four flats. The front door leads into the entrance hall which has a useful storage cupboard. The lounge is set to the front of the property. There is a kitchen with a range of base and eye level units with an integral cooker, hob and extractor fan. The property has two bedrooms and a shower room with wc, basin and shower unit.

There is an ALLOCATED PARKING SPACE as well as some visitor's spaces. There are also some communal gardens.

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

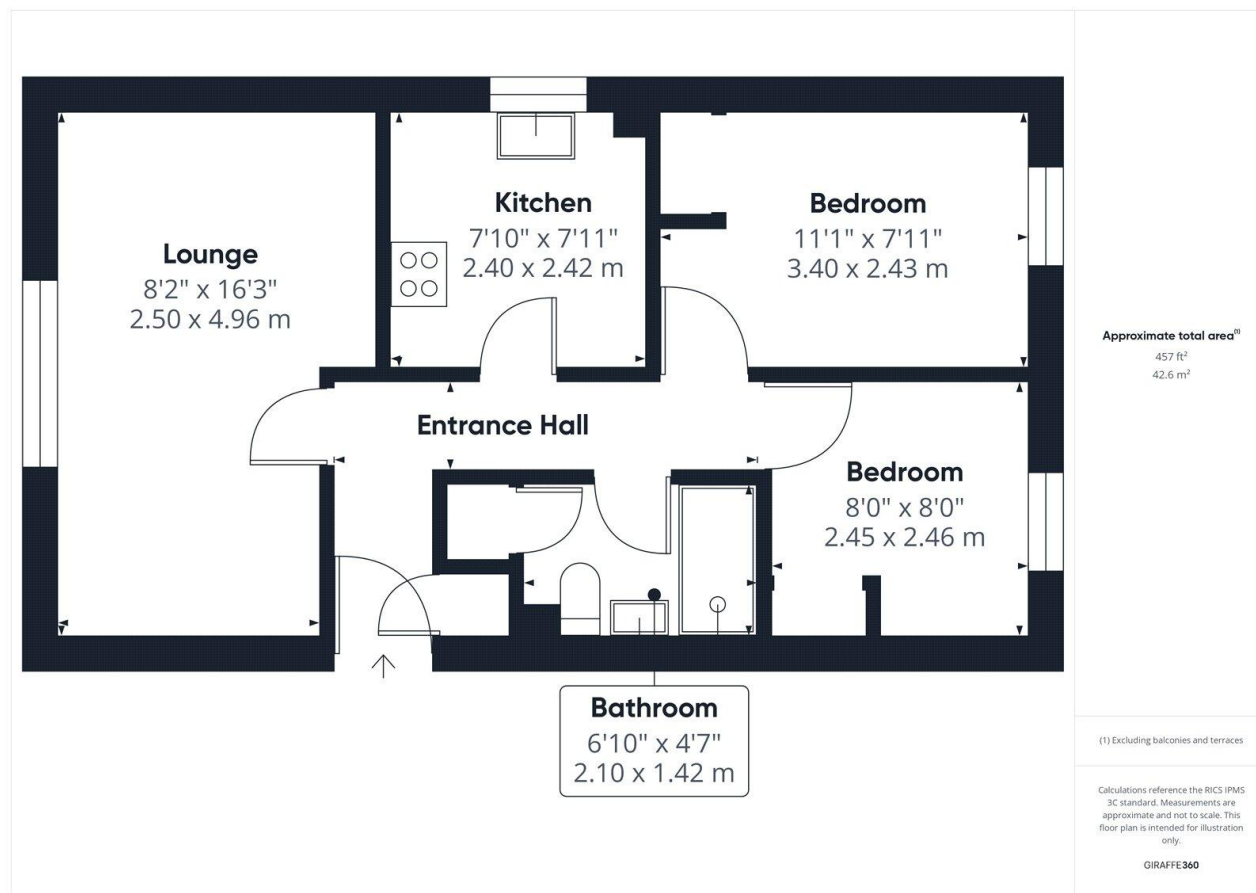
TENURE: SHARE OF FREEHOLD. We understand that there is a 125 year lease from 29/09/1992 and a management charge of approx £500pa.

COUNCIL TAX BAND: C



## KEY POINTS

- TWO BEDROOMS
- GROUND FLOOR FLAT
- ALLOCATED PARKING
- VACANT POSSESSION
- TWYNHAM CATCHMENT
- SHARE OF FREEHOLD





# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**Slades - Christchurch** 7 Castle Street, Christchurch, Dorset, BH23 1DP  
01202 474202 | [enquiries@sladeschristchurch.co.uk](mailto:enquiries@sladeschristchurch.co.uk)  
**Website** [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

*Slades*