

61 The Meridians, Christchurch, Dorset,  
BH23 1RA

Guide Price **£800,000**



Bedrooms



Living



Bathrooms



Parking & Garage



EST  
1992

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# A Three Bedroom Waterside Town House in Christchurch

THIS THREE BEDROOM TOWN HOUSE IS SITUATED ON A POPULAR WATERSIDE DEVELOPMENT IN CENTRAL CHRISTCHURCH. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND FEATURES A 7M MOORING, TWO BALCONIES, OFF ROAD PARKING AND A GARAGE

61 The Meridians is an opportunity to purchase an impressive property with river views in a sought after location. The Meridians is a waterside development within a short distance of Christchurch Town Centre. Christchurch is a beautiful and historic town with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is close at hand as well as regular bus services connecting the surrounding area.

The front door leads into the entrance hall which has two useful cupboards. There are two bedrooms to the rear of the property. The modern shower room features a wc, basin and shower unit.

Stairs from the entrance hall lead to the first floor landing. The first floor is dedicated to the living space. The kitchen features a range of attractive base and eye level units with some integral appliances and double doors to a balcony at the front of the property. The open plan lounge/dining area has a sliding door onto another balcony overlooking the river.

Stairs from the first floor lead up to the second floor landing. Bedroom one benefits from a range of built in wardrobes. There is an ensuite with wc, wash hand basin, bath and separate shower unit.

To the front of the property a driveway provides OFF ROAD PARKING leading to the INTEGRAL GARAGE. The rear garden enjoys views over the river and there is a gate leading down to the 7M MOORING on the basin.

TENURE: FREEHOLD. We are informed that there is a management/mooring charge of circa £800pa.  
COUNCIL TAX BAND: F



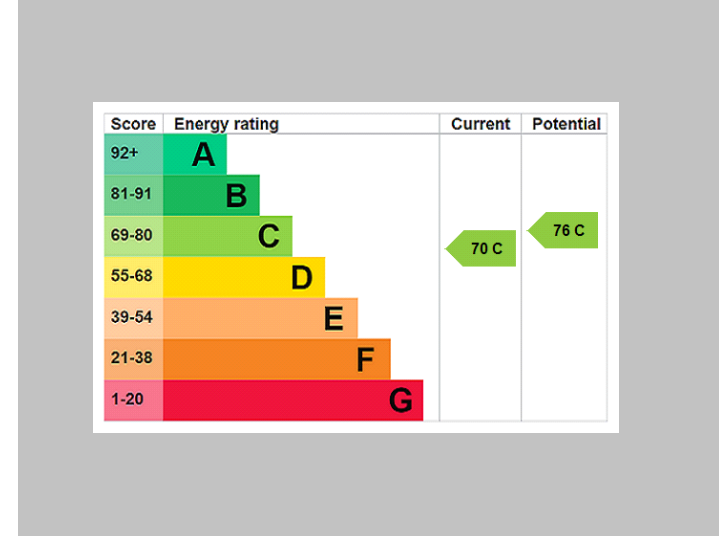
## KEY POINTS

- THREE BEDROOMS
- RIVER VIEWS
- 7M MOORING
- TWO BALCONIES
- CHAIN FREE
- CENTRAL CHRISTCHURCH





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