

1B, Church Street, Christchurch, Dorset,
BH23 1BW

Asking Price **£219,950**



Bedrooms



Living



Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A Spacious 2 Bedroom Top Floor Flat in the Town Centre

THIS SPACIOUS TWO BEDROOM APARTMENT IS SET ON THE TOP FLOOR OF A GRADE II LISTED BUILDING IN THE VERY HEART OF CHRISTCHURCH TOWN CENTRE. THE PROPERTY WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

1B Church Street is an opportunity to purchase a two bed second floor flat in the very heart of the historic town centre of Christchurch with its 11th Century Priory, Castle Ruins, Town Quay and various shops, cafes, bars and restaurants. Regular bus services are available in the High Street and Christchurch mainline railway station is also close by. The property is also situated within the Twynham School catchment area.

A viewing comes highly recommended, not only to appreciate the property's enviable location, but the history of the Grade II listed building. 1B is currently one of two apartments on the corner of Church Street and Castle Street built between 1879 and 1970 it was the longstanding Boot & Shoe Depot of the Froud Bros.

The communal entrance door can be found on Castle Street and leads through to the communal entrance hall. Stairs lead up to the first floor with entrance door to 1B. Stairs then lead up to the entrance hall which has a useful storage cupboard.

At the far end of the entrance hall, a door leads through to the lounge/dining room. This large room has ample space to split into separate seating and dining areas if required and benefits from a window looking down Christchurch High Street. Another door from the entrance hall leads to the kitchen which benefits from a range of base and eye level units with worktop and integrated one and a half bowl sink. Integral appliances include a cooker and hob as well as further space for a fridge/freezer and washing machine.

The apartment also benefits from two double bedrooms, one of which has a built in wardrobe. The bathroom has a fitted white suite comprising wc wash hand basin and bath with shower over. The airing cupboard houses the 'Glow Worm' gas combination boiler.

We are given to understand that a residents parking permit can be obtained.

N.B. Please note some photos have been virtually staged.

LEASE: 141 years remaining.
MAINTENANCE: As and when.

COUNCIL TAX BAND: B



KEY POINTS

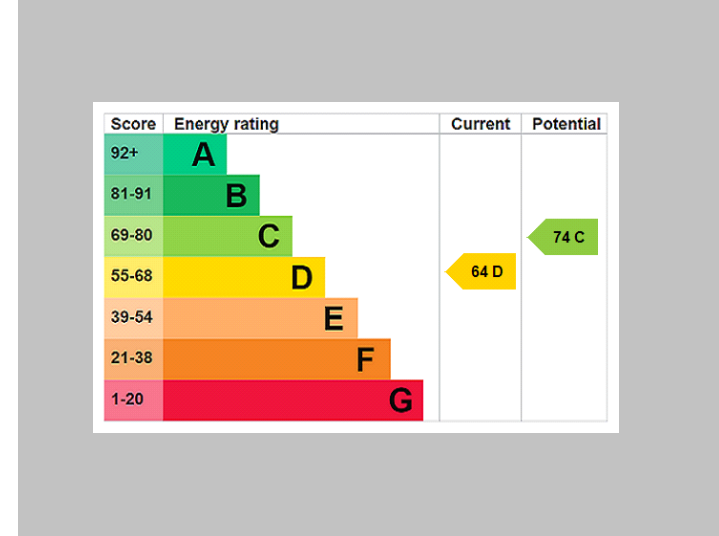
- CENTRAL CHRISTCHURCH
- SECOND FLOOR FLAT
- TWO BEDROOMS
- GRADE II LISTED BUILDING
- NO ONWARD CHAIN
- IDEAL FIRST PURCHASE OR HOLIDAY HOME



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.

THE PROPERTY PROFESSIONALS

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