

Flat 22, Fleur De Lis, 41 High Street,
Christchurch, Dorset, BH23 1AS

Asking Price **£280,000**



Bedrooms



Living



Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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TOP FLOOR TWO BEDROOMS...VAULTED CEILINGS...NO CHAIN

THIS TOP FLOOR TWO BEDROOM APARTMENT BENEFITS FROM VAULTED CEILINGS AND NO CHAIN IS LOCATED WITHIN THE SOUGHT-AFTER FLEUR DE LIS DEVELOPMENT, RENOWNED FOR ITS HIGH QUALITY FINISH AND CENTRAL LOCATION.

Apartment 22 Fleur De Lis is an opportunity to purchase a top floor retirement flat within a development renowned for its high-quality finish and central location.

Fleur De Lis comprises 26 luxurious 1 and 2 bedroom apartments providing various accommodation and facilities along with an extremely high standard of finish. Built using local Portland Stone, the attractively designed building is situated in the heart of the Christchurch Conservation Area on the site of the Town's old Corn factory building - originally the central hub of the district's corn market, dating back to the 1800's. With the attractive Druitt Gardens to the rear, the front of the property leads onto the High Street with all its amenities including shops, bars and restaurants.

The front door leads to a welcoming hallway, to the right is a practical storage cupboard.

The spacious Lounge/Diner – measuring approx. 10'5" x 18'9" (3.19m x 5.73m), this bright and airy reception room opens directly onto a private balcony, ideal for relaxing or entertaining. The kitchen which is set off to the side provides excellent worktop space and storage along with built in appliances.

There are two Generous Bedrooms, both of which have access to their own balconies. The main bedroom also has a fitted wardrobe.

A modern shower-room has a large walk-in shower, heated towel rail, wash hand basin & wc.

The three private balconies provide a combined 67 sq. ft (6.3 sq. m) of outdoor space.

There is a Residents' Drawing Room, Kitchen and Guest Suite along with a concierge.

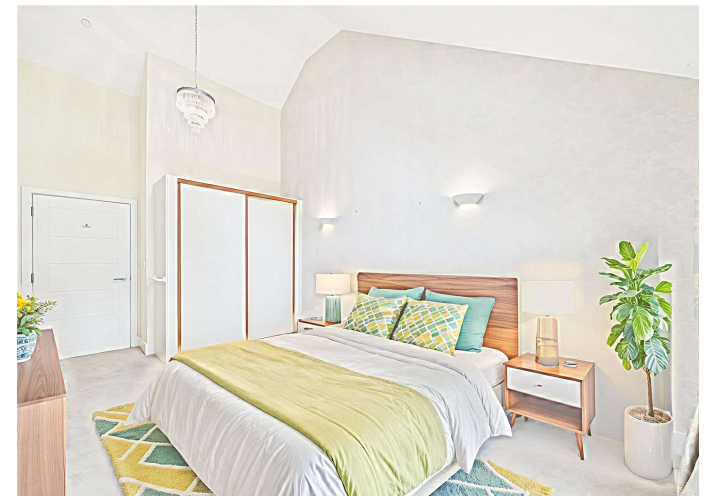
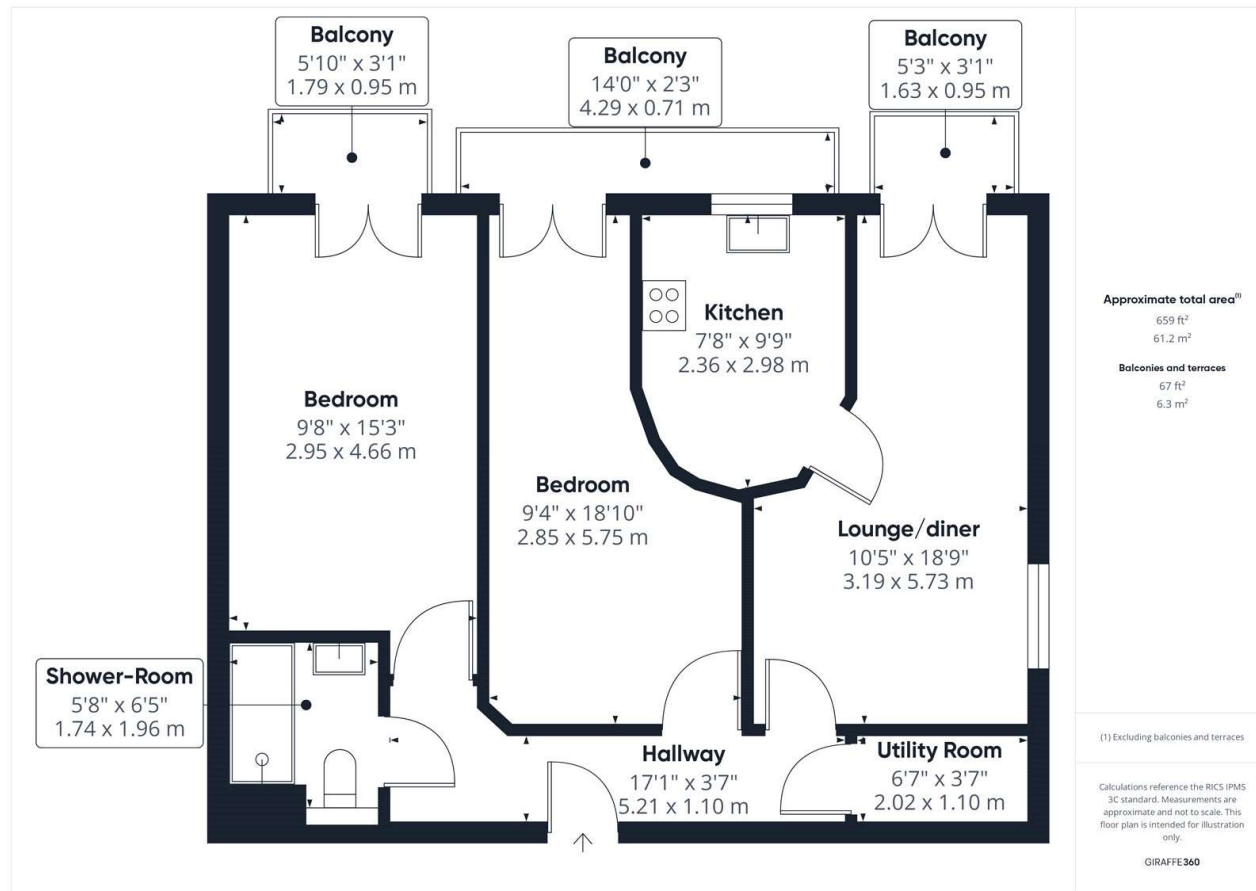
We are informed by our vendor that there is the remainder of a 125 year lease from 12/10/2016. Service Charge payable APPROX £3500 per half year. Ground Rent payable of APPROX £874 p.a.

TENURE: LEASEHOLD
COUNCIL TAX BAND: D



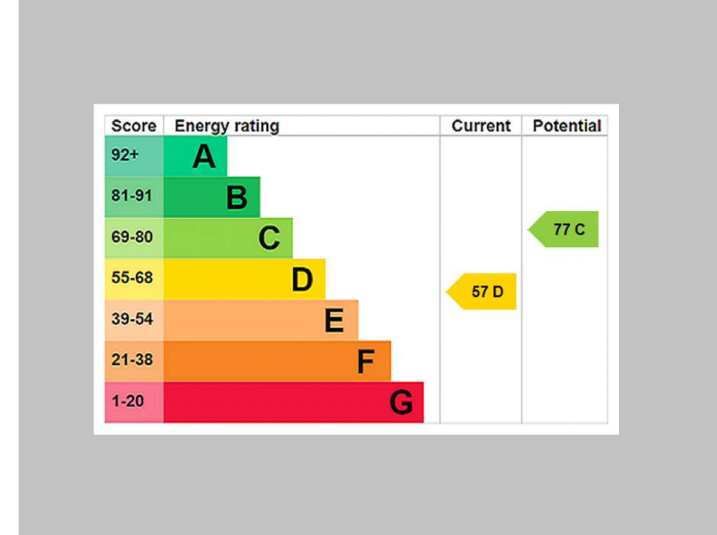
KEY POINTS

- TOP FLOOR FLAT
- TWO BEDROOMS
- CONCIERGE
- TOWN CENTRE
- THREE BALCONIES



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 Christchurch | Southbourne | Highcliffe | Bransgore



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