

Flat 8, Glenville Place 107-111, Ringwood Road,  
Walkford, Christchurch, Dorset, BH23 5RA

Asking Price **£239,950**



2

Bedrooms



1

Living



2

Bathroom/En-suite



Y

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

Slades

# 'A 2nd floor flat of over 1000 sq. ft. in size, with allocated parking'

A 2ND FLOOR FLAT OF OVER 1000 SQ. FT. IN SIZE, WITH ALLOCATED UNDER COVER PARKING AND A LEASE OF APPROX. 980 YEARS WITH NO GROUND RENT PAYABLE. LOTS OF STORAGE, TWO LARGE DOUBLE BEDROOMS WITH EN-SUITE TO MASTER. CLOSE TO BUS STOPS, THE TRAIN STATION, WOODLAND WALKS AND THE BEACH. NO CHAIN.

Spacious entrance hall with a cloak cupboard and two large double storage cupboards, one houses the gas combi boiler, and one is big enough for bikes. Access to loft which is partly boarded, insulated and has a loft ladder.

There are two large bedrooms, the master in particular is very generous and as an en-suite shower room with WC and wash hand basin.

The main bathroom is tiled with a Velux window and heated towel rail. It comprises a bath with shower over, wash hand basin and WC.

The kitchen breakfast room has a range of eye and base level units with cupboards and drawers. Integrated fridge freezer, oven with gas hob, washing machine and dishwasher. Space for a dining table.

A particular feature is the lounge diner. Positioned within the turret of the building, its circular shape and size make it great for entertaining, and multiple windows make it a

really bright room.

## Outside

The property is conveyed with one under cover allocated parking space.

## Tenure & Maintenance

We understand the property is Leasehold with approximately 980 years remaining.

We understand the annual maintenance charge is on an 'as and when' basis between the 9 properties. In recent years the amount payable has not exceeded £750.

We understand that a peppercorn ground rent is payable.

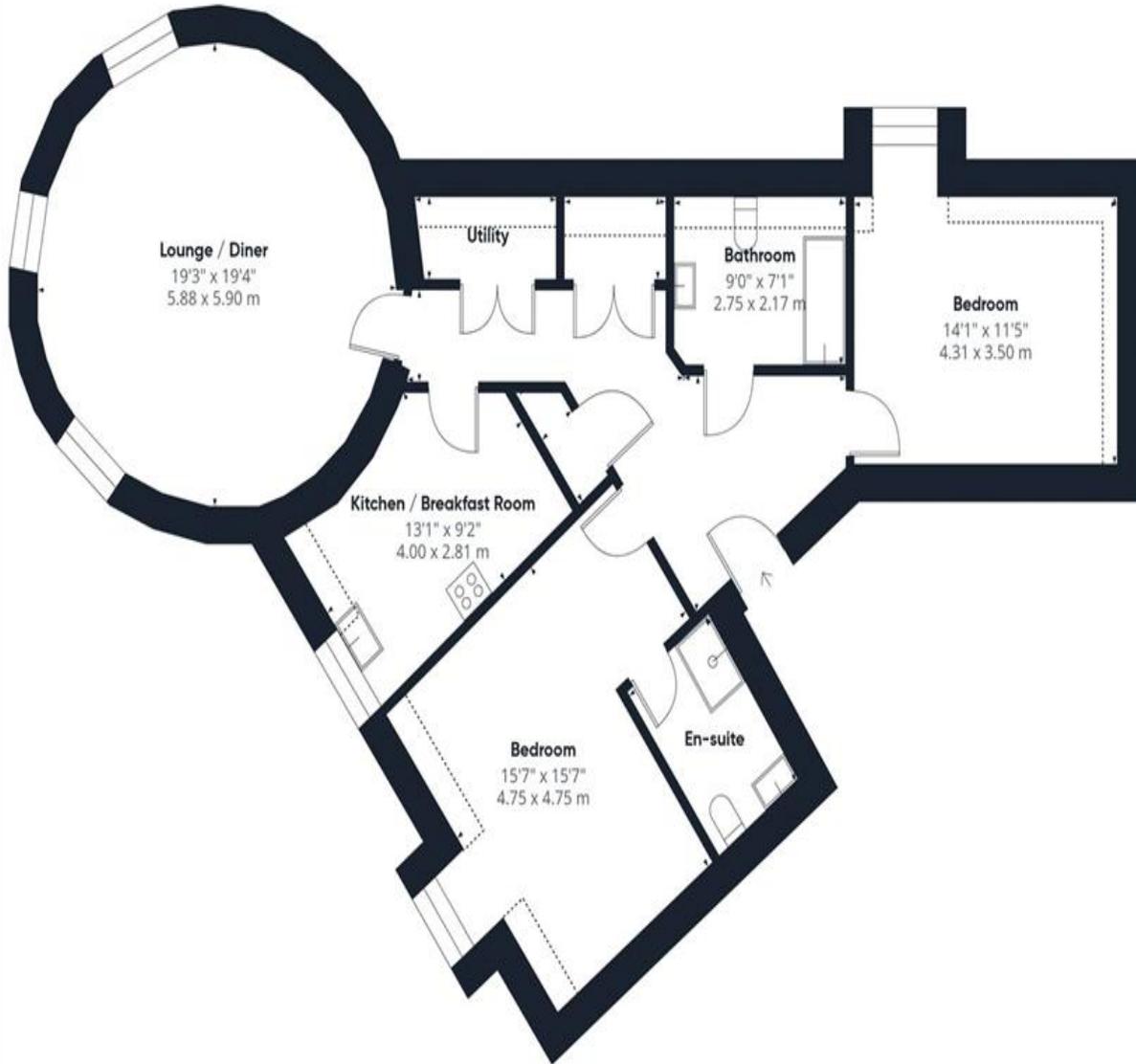
We understand that no pets or holiday rentals are permitted.

Council Tax Band C.



## KEY POINTS

- 2nd floor flat over 1000 sq. ft
- Lease of approx. 980 years and with no ground rent payable
- Two large double bedrooms with an en-suite to master
- Allocated under cover parking
- Lots of storage
- Close to shop and bus stops
- Great location for beach and woodland walks
- No chain



**Approximate total area<sup>(1)</sup>**  
1096 ft<sup>2</sup>  
101.8 m<sup>2</sup>

**Reduced headroom**  
74 ft<sup>2</sup>  
6.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



**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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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