

6 Priory Quay, Quay Road, Christchurch, BH23 1DR

Guide Price: £1,200,000



FINE & COUNTRY

A beautiful waterside townhouse in Priory Quay...

A well-presented townhouse situated on the prestigious waterside marina at Priory Quay, Christchurch. Benefits include a 9m mooring, multiple South-West facing balconies and a sun terrace providing direct access to the yacht basin. Offered for sale without onward chain.

Christchurch Town Centre is known for the historic 11th Century Priory, various shops, bars and restaurants. Christchurch railway station provides a mainline commute to London and Bournemouth Airport is approximately five miles distant. The Quomps are on the doorstep, featuring a splash park and seasonal events, and Convent Walk provides a picturesque riverside stroll alongside the Priory and the Castle ruins to Priory Quay.

Priory Quay sits at the confluence of the two rivers: Avon and Stour, with boating access to both and an allowing a straight forward journey across the Solent to the Isle of Wight. Situated between the boatyard and sailing club, these townhouses embody waterside living and provide a tranquil escape from the busy day-to-day of standard life, whilst still encompassing all the conveniences of town-centre living.

The ground floor accommodation comprises a boat room, that could be utilised as a fourth bedroom with an ensuite shower room, ground floor WC, hallway with storage cupboard and a utility room. Accessed from the boat room is a sun terrace, facing the basin and a step down to the pontoon and 9m mooring.

The first floor comprises the general living section of the home, with an open plan kitchen/dining area to the rear and living room to the front. The front has a large South-Westerly facing balcony, with views across the river to Hengistbury Head. The rear balcony has views across the basin. The kitchen comprises a range of eye and base level units with some integrated

appliances.

The second floor comprises two well-proportioned bedrooms, both with vaulted ceilings, ensuite shower rooms and fitted wardrobes. The principal suite also has a balcony with river views.

The top floor features the final bedroom/study.

Externally, there is parking to the front and access to the garage/store, with some extra visitor spaces within the development.

Tenure: Freehold

EPC Rating: D

Council tax band: G

Service charge: Approximately £2100 P/A

KEY POINTS

- Waterside location
- Priory Quay
- 9m mooring & direct water access
- Multiple balconies
- Far-reaching views
- Christchurch Town Centre





Approximate total area⁽¹⁾
1897 ft²
176.3 m²

Balconies and terraces
522 ft²
48.5 m²

Reduced headroom
116 ft²
10.8 m²



⁽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.

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