

Flat 1, 50 Bridge Street, Christchurch,
Dorset, BH23 1EB

Asking Price **£65,000**



1

Bedrooms



0

Living



1

Bathroom/Ensuite



EST
1992

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Slades Estate Agents

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** For sale by online auction ** Pre-Auction offers considered

**** FOR SALE BY ONLINE AUCTION ** PRE-AUCTION OFFERS CONSIDERED ** THIS STUDIO FLAT IS SITUATED IN CHRISTCHURCH TOWN CENTRE AND IS OFFERED WITH VACANT POSSESSION.**

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.

There is a communal entrance door to the front of the building. Flat 1 can be found on the ground floor. There is a lounge/bedroom with a bay window and built in storage. The kitchen features a range of base and eye level units as well as an integral cooker and hob. The bathroom features a wc, basin and bath.

TENURE: LEASEHOLD. We understand that there is a 99 year lease from January 2000 with a ground rent of £100pa. We are informed that there is a service charge of approx £300 per half year and a sinking fund contribution of approx £350pa.

COUNCIL TAX BAND: A

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The

auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

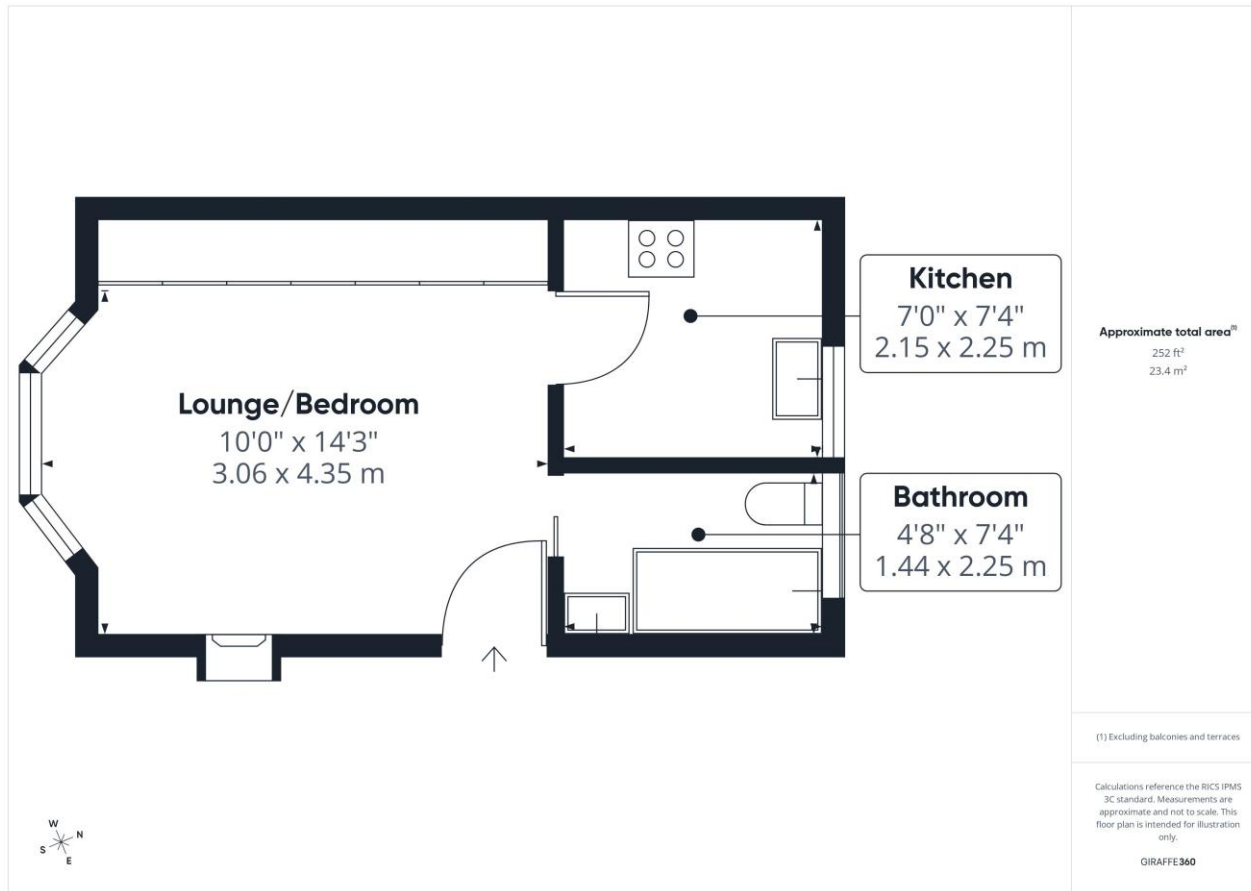
****Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.**

****Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.**



KEY POINTS

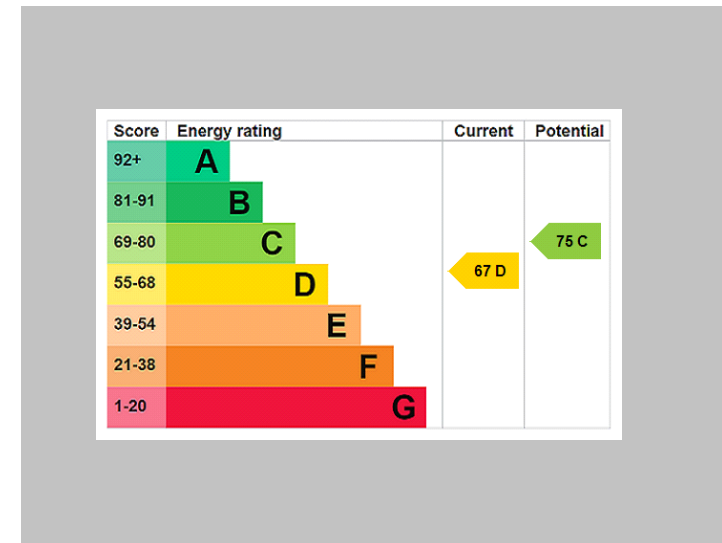
- Auction Date - Wednesday 15th April 2026
- Buyers Fee Applies
- Auction Pack Available On Request
- Studio Flat
- Central Christchurch
- No Onward Chain



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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