

29a Gardner Road, Christchurch, Dorset,
BH23 2DZ

Asking Price **£185,000**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



*

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Well Presented Ground Floor Flat with Garden & Parking

THIS WELL-PRESENTED GROUND FLOOR APARTMENT BENEFITS FROM THE FREEHOLD AND OFFERS WELL-PROPORTIONED ACCOMMODATION, A GENEROUS REAR GARDEN, OFF ROAD PARKING AND A CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES AND CHRISTCHURCH TOWN CENTRE.

The accommodation begins with an entrance hall providing access to the principal rooms. The living room is a particularly good-sized space, with plenty of space for a comfortable seating arrangement and additional furniture.

The kitchen/breakfast room measures approximately 10'9" x 8'11" and is fitted with a range of wall and base units, complemented by work surfaces and space for a number of appliances. There is also ample room for a small table, making this a practical and sociable space for everyday use.

The bedroom is a well-proportioned double room measuring approximately 9'9" x 8'9", with fitted storage. Completing the accommodation is a bathroom with bath, wash hand basin and WC.

One of the property's particular attractions is the generous rear garden. The garden offers a substantial paved terrace, ideal for outdoor seating and entertaining, together with an area of artificial lawn and established planting.

Gardner Road is situated in a popular residential area of Christchurch, within easy reach of a range of everyday amenities. Local shops, convenience stores, cafés and other facilities can be found nearby, while Christchurch town centre is approximately 1.5 miles away, providing a wider choice of shops, restaurants, bars and independent businesses. Christchurch railway station is also approximately 0.7 miles away, providing convenient rail

connections for commuters and those wishing to travel further afield.

For those who enjoy the outdoors, the location is particularly appealing. Christchurch Harbour, the Quay and surrounding riverside walks provide opportunities for walking, cycling and boating, while the beaches at Mudeford, Avon Beach and Highcliffe are all within easy reach. Hengistbury Head and the surrounding coastline offer further opportunities to enjoy the area's natural beauty.

TENURE: FREEHOLD – Please note there is a lease in place which will be extended upon completion.

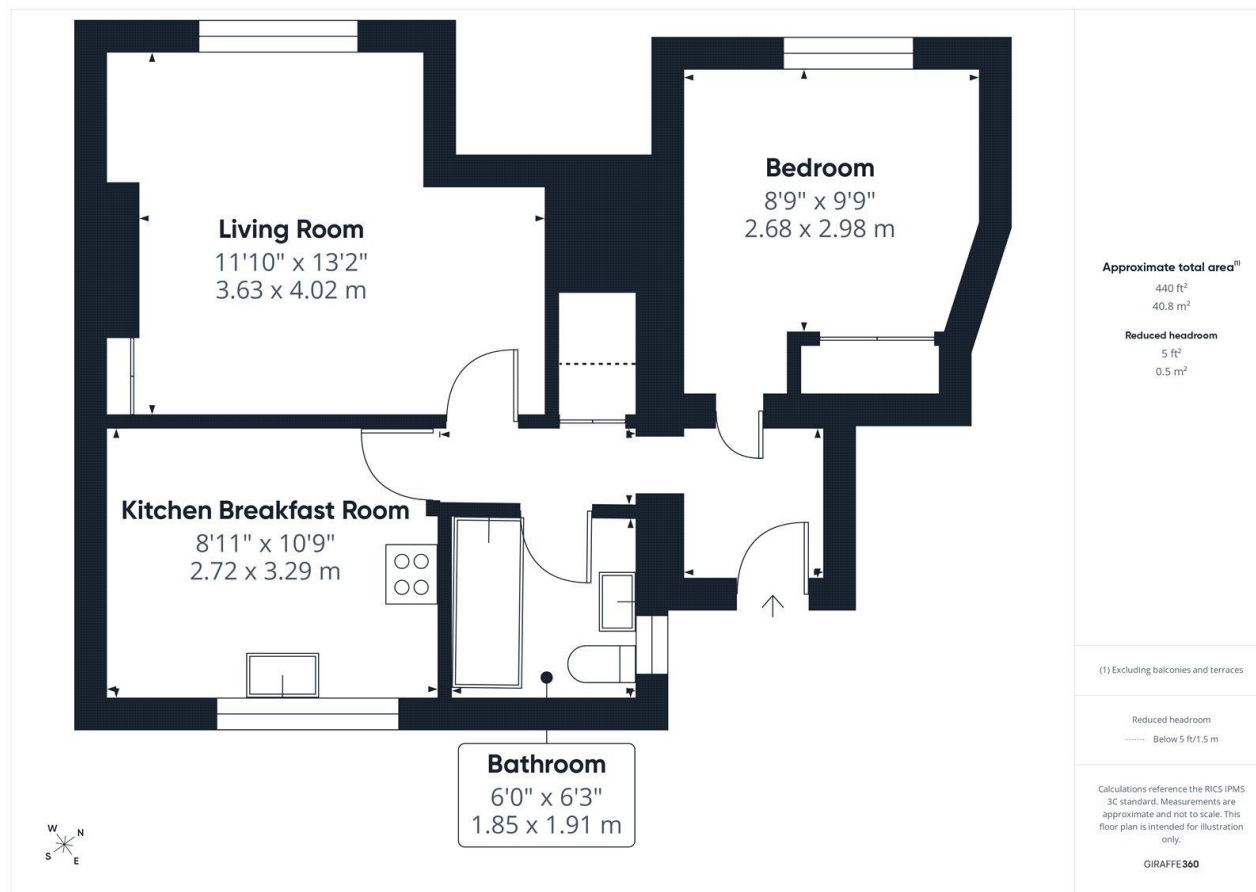
The maintenance is completed on a as & when basis with the first floor flat.

Council Tax: Band A



KEY POINTS

- FREEHOLD
- GROUND FLOOR
- PRIVATE GARDEN
- OFF ROAD PARKING
- WELL PRESENTED
- POPULAR LOCATION



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