

Flat 9, Magnolia Court, 52 Barrack Road,  
Christchurch, Dorset, BH23 1PF

Asking Price £270,000

 2

Bedrooms

 1

Living

 2

Bathroom/Ensuite



Parking



EST  
1992

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# A SPACIOUS TWO BEDROOM TOP FLOOR FLAT WITH PARKING

THIS SPACIOUS TWO BEDROOM TOP FLOOR FLAT IS JUST A SHORT WALK TO CHRISTCHURCH TRAIN STATION AND INTO CHRISTCHURCH TOWN CENTRE. THE PROPERTY COMES WITH ALLOCATED PARKING.

Situated on the top floor of the popular Magnolia Court, this well-presented apartment offers bright and spacious accommodation, ideal for first time buyers, downsizers or investment purchasers.

A communal entrance with stairs leads to the property's front door, opening into a central hallway which provides access to all principal rooms. The standout feature is the generous living room, offering ample space for both relaxing and dining, and further enhanced by Juliette balcony doors, allowing plenty of natural light to flood the room and creating a lovely airy feel.

The separate kitchen sits just off the living space and is neatly arranged with a range of fitted units and worktops, providing excellent storage and preparation space.

There are two bedrooms, both well-proportioned, with the main bedroom further benefitting from the convenience of an en-suite shower room. A well-maintained family shower room serves the second bedroom and guests.

Positioned on the top floor, the apartment enjoys a peaceful setting and a great sense of privacy, while remaining within easy reach of local shops, transport links and the surrounding Christchurch area.

TENURE: LEASEHOLD 100 YEARS REMAINING  
SERVICE CHARGE: £1,100pa  
GROUND RENT: £225pa  
COUNCIL TAX: C



## KEY POINTS

- TWO BEDROOMS
- ALLOCATED PARKING
- SHORT WALK INTO CHRISTCHURCH
- TOP FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION



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