

Flat 42, Bowmont Place, 153 Somerford  
Road, Christchurch, Dorset, BH23 3FN

Asking Price **£325,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

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# A Two Bedroom Penthouse Apartment in Christchurch

THIS TWO BEDROOM PENTHOUSE APARTMENT ENJOYS AN IMPRESSIVE ROOF TERRACE AND AN ALLOCATED PARKING SPACE. THE PROPERTY IS WITHIN A MODERN DEVELOPMENT AND WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. HOLIDAY LETS ARE ALLOWED

Bowmont Place is a modern, gated development of luxury apartments nestled alongside the Mude Valley Nature Reserve where the breath-taking nature of the New Forest meets Dorset's outstanding coastline. Christchurch Town Centre is approx two miles away 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.

Apartment 42 is an opportunity to purchase a penthouse apartment within the development. Sold with no onward chain, the property would make an ideal permanent residence, holiday home or investment (holiday lets allowed).

There is a communal entrance to the front of the building. Stairs or lift lead to the top floor where the apartment can be found. The front door leads into the entrance area where there is a useful storage cupboard. There is a generous open plan living area. The kitchen features a range of base and eye level units with some integral appliances. There are two double bedrooms which both have built in storage. The bathroom features a wc, basin and bath with shower over.

A key feature of this property is the incredible ROOF TERRACE which wraps around three sides. It is accessible from the open plan living area and both bedrooms.

The property benefits from an ALLOCATED PARKING SPACE.

Agents note: Please note that some of the photos within these particulars have been virtually staged.

TENURE: LEASEHOLD. We understand that there is a 125 year lease from 24/06/2022 with a service charge of £990 per half year.

COUNCIL TAX BAND: C



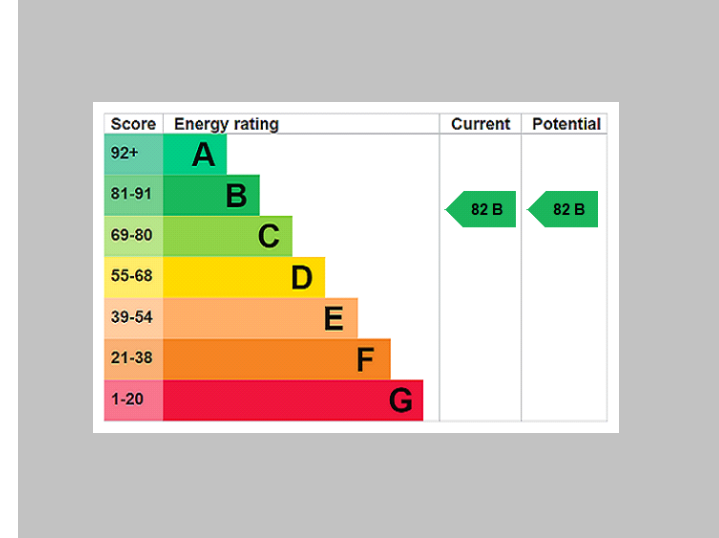
## KEY POINTS

- TWO BEDROOMS
- PENTHOUSE APARTMENT
- VACANT POSSESSION
- ALLOCATED PARKING
- LARGE ROOF TERRACE
- HOLIDAY LETS ALLOWED



**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



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