

Flat 3, 16 Castle Street, Christchurch,  
Dorset, BH23 1DT

Guide Price **£200,000**



1

Bedrooms



1

Living



1

Shower Room



Parking Permit\*



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1992

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# A One Bedroom Flat in Central Christchurch with Views

THIS ONE BEDROOM TOP FLOOR FLAT OFFERS STUNNING VIEWS TOWARDS CHRISTCHURCH PRIORY, CASTLE RUINS AND THE RIVER AVON. THE PROPERTY HAS BEEN FULLY REFURBISHED AND IS SITUATED IN THE HEART OF CHRISTCHURCH TOWN CENTRE.

Flat 3, 16 Castle Street is an opportunity to purchase an impressive one bedroom top floor flat with wonderful views. The property is located in the heart of Christchurch with its 11th Century Priory, Castle Ruins, Town Quay and various shops, cafes, bars and restaurants. Regular bus services are available in the High Street and Christchurch mainline railway station is also close by.

Access to the building is via a communal entrance door on Castle Street. The building is Grade II listed. Stairs from the communal entrance hall lead up to Flat 3. The front door leads into a spacious entrance area with built in storage and the gas central heating boiler. This area could also be used as an office if required. Stairs lead up to the landing. The property benefits from a generous open plan living area. Two windows offer stunning views over the Castle Ruins and Christchurch Priory as well as towards the River Avon. The kitchen features a range of attractive base units as well as some integral appliances. There is a double bedroom which enjoys a triple aspect and some built in storage. The shower room features a wc, basin and shower unit.

The property enjoys use of the communal gardens which are laid mainly to lawn. \*The vendors have informed us that they will include a one year CAR PARKING PERMIT for a local car park with the sale.

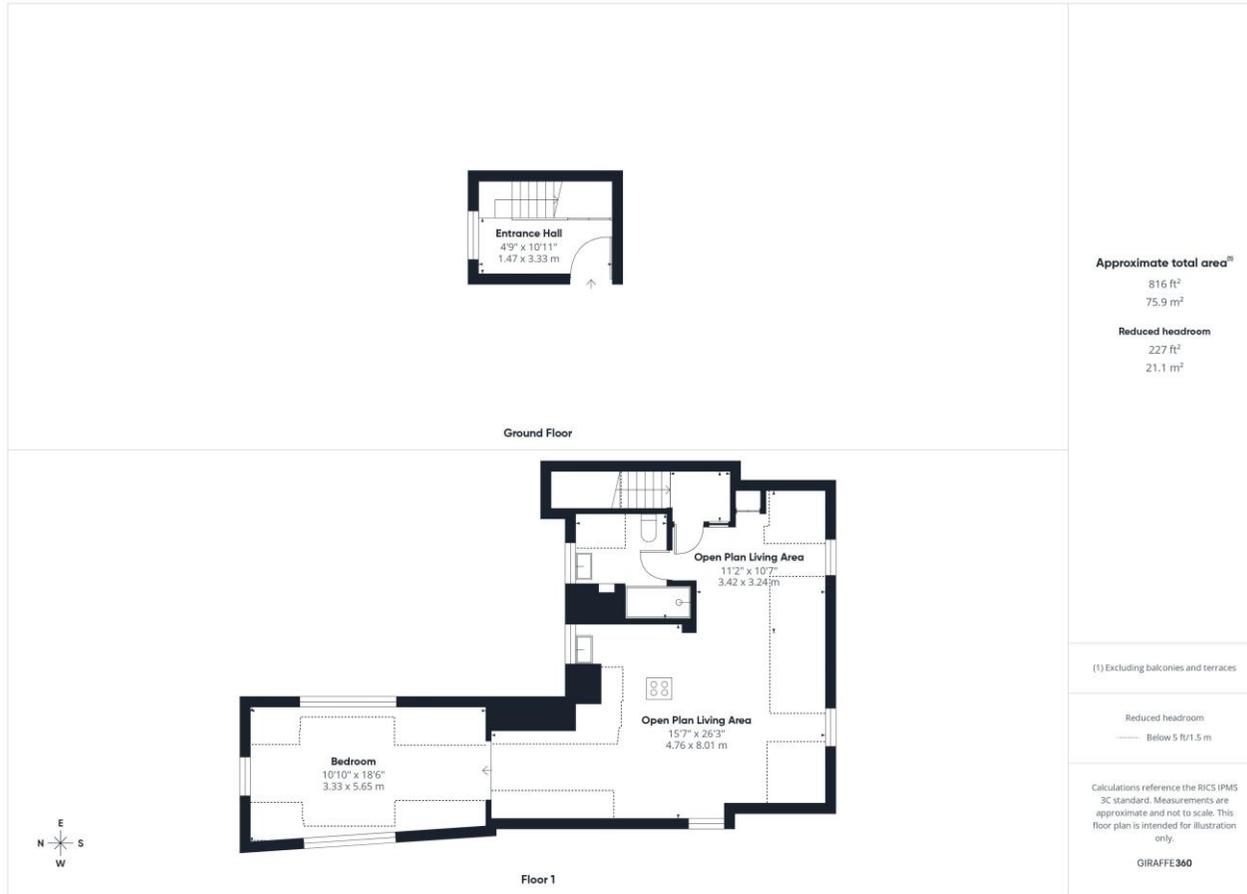
TENURE: LEASEHOLD. We are informed that the property has a 999 year lease from 2021 with a service charge of circa £3,000pa. We understand that the service charge is due to decrease in 2027. We are also informed that pets are allowed.

COUNCIL TAX BAND: B



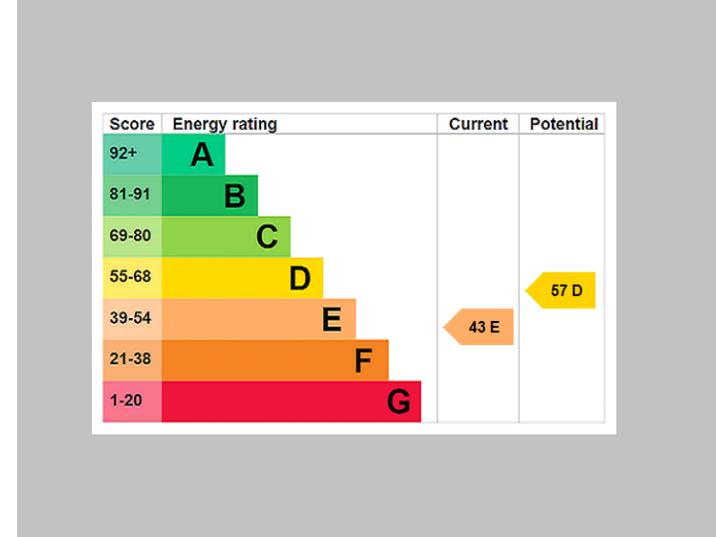
## KEY POINTS

- CENTRAL CHRISTCHURCH
- DOUBLE BEDROOM
- TOP FLOOR FLAT
- INCREDIBLE VIEWS
- WELL PRESENTED
- PARKING PERMIT INCLUDED\*



**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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