

Flat 1, Waterford Lodge, 87 Bure Lane,
Christchurch, Dorset, BH23 4DN

Asking Price **£280,000**



2

Bedrooms



1

Living



1

Bathroom



Residents Parking



EST
1992

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Impressive Ground Floor Apartment Near the Quay & Beach

THIS TWO BEDROOM GROUND FLOOR APARTMENT IS SITUATED JUST A SHORT DISTANCE FROM MUDEFORD QUAY & AVON BEACH. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND IS WELL PRESENTED THROUGHOUT

1 Waterford Lodge is an opportunity to purchase a refurbished apartment in a sought after location. The property is situated within a short distance of the picturesque Mudeford Quay, Stanpit Nature Reserve and the sandy Avon Beach. Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants is approx 2 miles away.

There is a communal entrance with entryphone to Waterford Lodge and Flat 1 can be found on the ground floor. The front door leads into the entrance hall which has access to the cloakroom with wc, basin and fitted furniture. The open plan kitchen/living area is a key feature of this home and has a south facing sliding door to the communal gardens. The kitchen features a range of modern base and eye level units with some integral appliances. There are two double bedrooms. Bedroom one has an ensuite bathroom with wc, vanity basin and bath with shower over and shower screen. There is also a generous walk in wardrobe/utility cupboard.

There is a COMMUNAL PARKING AREA and some WELL MAINTAINED COMMUNAL GARDENS. There is a private residents gate leading through to Bure Close where there is a handy cut through for a more direct access to Avon Beach.

TENURE: LEASEHOLD. We understand that there is a 125 year lease from November 2013 with a ground rent of £250pa and a service charge of £1200pa.
COUNCIL TAX BAND: D



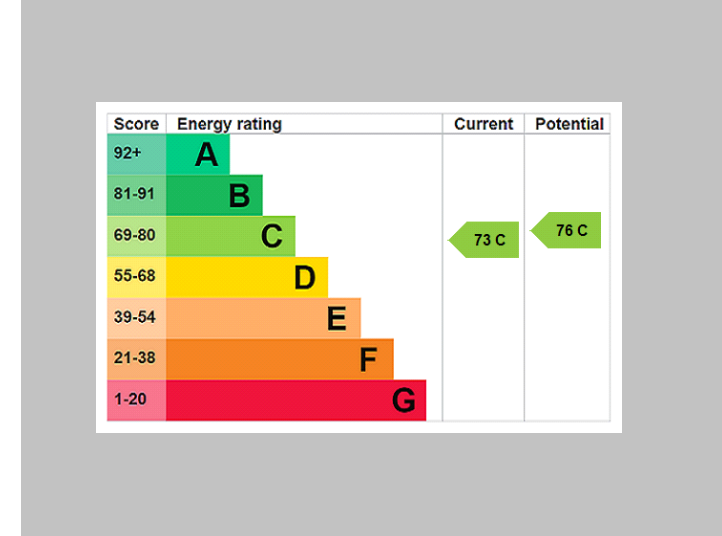
KEY POINTS

- TWO DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- CLOSE TO QUAY & BEACH
- REFURBISHED THROUGHOUT
- CHAIN FREE
- OVER 50s (NOT WARDEN ASSISTED)



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.

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