

Flat 2, Sofia House, 40 Oak Avenue,
Christchurch, Dorset, BH23 2QE

Asking Price **£325,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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A Modern Ground Floor Garden Flat in West Christchurch

THIS TWO BEDROOM GROUND FLOOR FLAT WILL BE SOLD WITH NO ONWARD CHAIN. THE PROPERTY BENEFITS FROM AN ALLOCATED PARKING SPACE, A PRIVATE GARDEN AND A SHARE OF THE FREEHOLD.

2 Sofia House is an opportunity to purchase a well presented property in the sought after residential area of West Christchurch. Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is under 2 miles away. Local bus services connect the surrounding area and Christchurch Mainline Railway Station is also close by. The property also falls within the highly regarded Twynham School Catchment Area.

There are communal entrances with entryphone to the front and rear of the block although Flat 2 benefits from a PRIVATE ENTRANCE as well. From the communal area, the front door leads into the entrance hall which has a useful storage cupboard. There is a generous open plan kitchen/living area to the rear of the property. The kitchen features a range of attractive base and eye level units with some integral appliances and a breakfast bar. There are two double bedrooms and a bathroom with wc, basin, bath and separate shower unit.

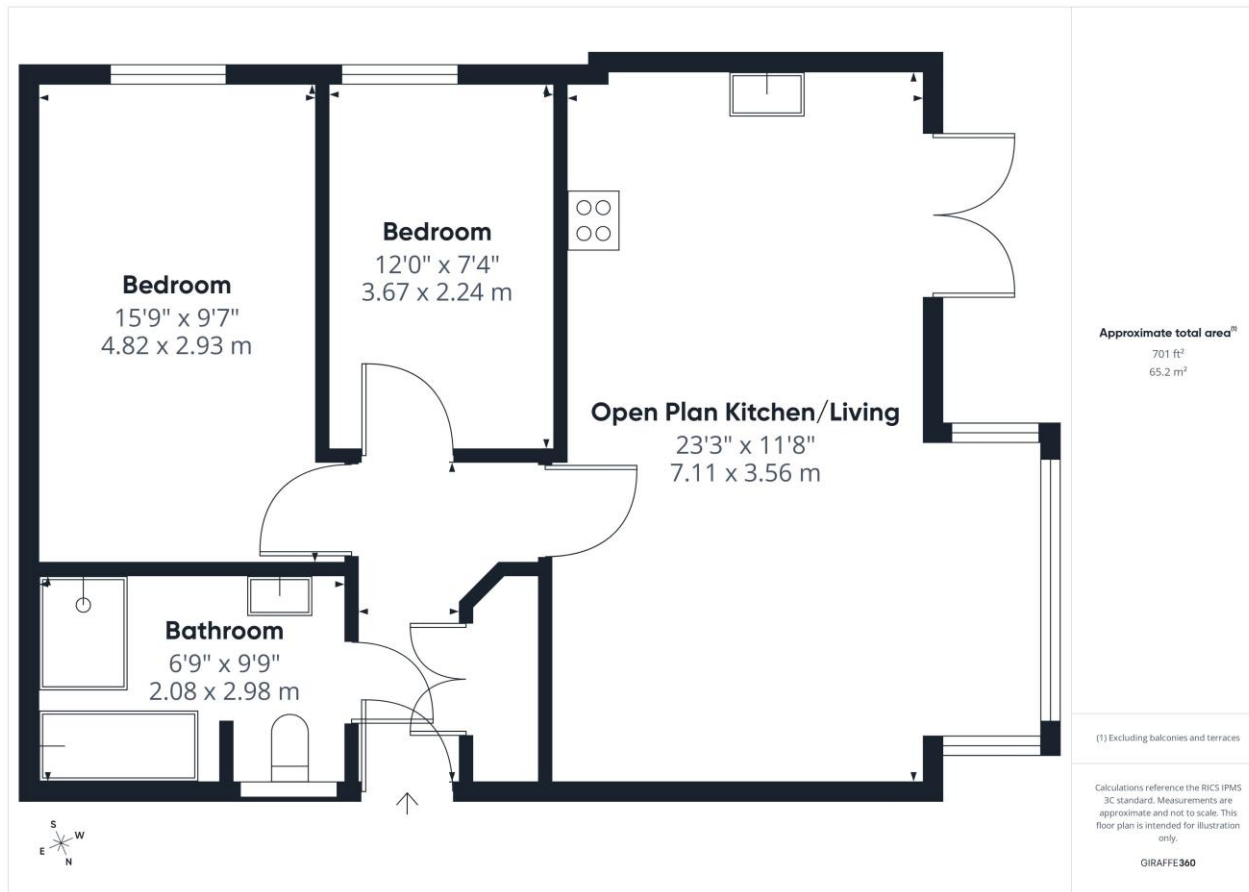
A key feature of this property is the PRIVATE REAR GARDEN. There is also an ALLOCATED CAR PARKING SPACE.

TENURE: SHARE OF FREEHOLD. We understand that there is a service charge of approx £1500pa.
COUNCIL TAX BAND: C



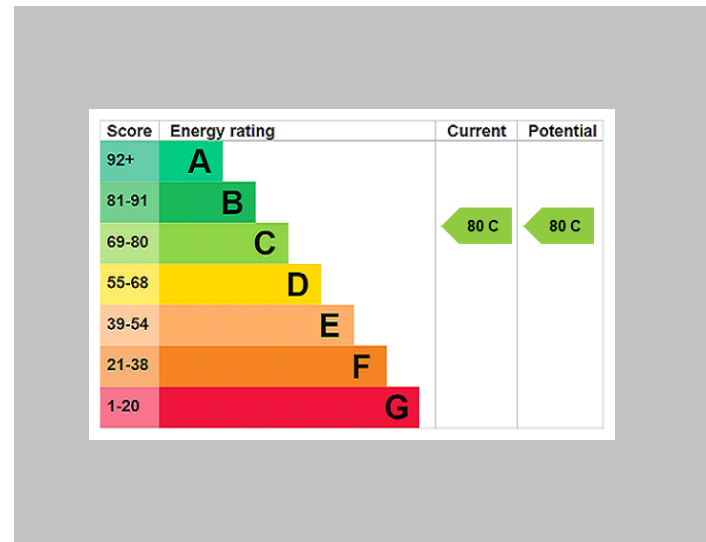
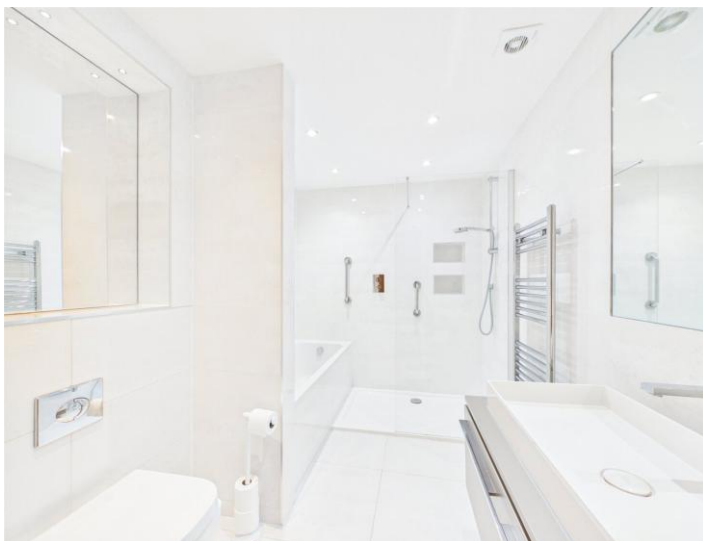
KEY POINTS

- SHARE OF FREEHOLD
- PRIVATE GARDEN
- GROUND FLOOR FLAT
- ALLOCATED PARKING
- WEST CHRISTCHURCH
- VACANT POSSESSION



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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