

Flat 14, Castle Manor, 2A Wick Lane,
Christchurch, Dorset, BH23 1FJ

Asking Price **£225,000**



Bedrooms



Living



Shower Room



EST
1992

THE PROPERTY PROFESSIONALS
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An Impressive One Bedroom Flat in Central Christchurch

THIS ONE BEDROOM SECOND FLOOR APARTMENT IS SITUATED IN THE HEART OF CHRISTCHURCH TOWN CENTRE. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND ENJOYS AN IMPRESSIVE OPEN PLAN LIVING AREA.

14 Castle Manor is an opportunity to purchase a modern one bedroom apartment in the very centre of Christchurch. Christchurch is a beautiful and vibrant town 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.

There is a communal entrance on Wick Lane with entryphone system. There is a lift and staircase leading up to the second floor where Apartment 14 can be found. The front door leads into the entrance hall which has a useful storage cupboard. The open plan living area is a key feature of this property. There is a kitchen with a range of attractive base and eye level units as well as some integral appliances. There is a double bedroom with built in wardrobes and a shower room with wc, basin and shower. The property also benefits from a separate utility room.

Permits are available for the local car park.

TENURE: LEASEHOLD. We understand that there is a 125 year lease from March 2020 with a ground rent of £160pa and a service charge of £900.90 per half year. We are informed that the building insurance premium is £1100.37pa.

COUNCIL TAX BAND: B



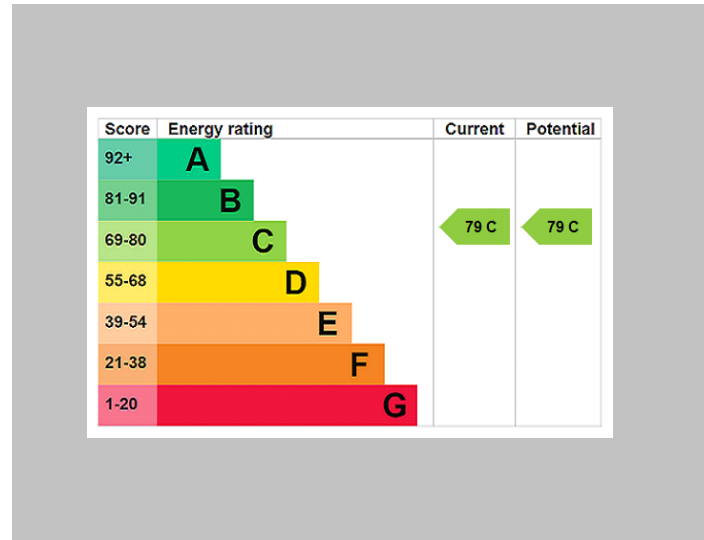
KEY POINTS

- DOUBLE BEDROOM
- LIFT IN BLOCK
- CENTRAL CHRISTCHURCH
- OPEN PLAN LIVING
- CHAIN FREE
- UTILITY ROOM



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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Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk

