

18 Avon Wharf, Bridge Street,
Christchurch, Dorset, BH23 1DJ

Asking Price **£615,000**



Bedrooms



Living



Bathrooms



Parking & Garage



EST
1992

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A Chain Free Waterside Property in Central Christchurch

THIS THREE BEDROOM TOWN HOUSE ENJOYS DIRECT RIVER FRONTAGE AND A 7M MOORINGS. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AS WELL AS FEATURING TWO BALCONIES, OFF ROAD PARKING AND A GARAGE

Avon Wharf is a gated development of just 21 properties that were originally designed by local Architect Cheshire Robbins and provide very flexible accommodation over multiple levels. The development sits next to the River Avon within the historic town centre of Christchurch with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. This house would make an ideal holiday home or permanent residence and a viewing comes highly recommended.

The front door leads into the INTEGRAL GARAGE. The lounge enjoys wonderful views over the River Avon and a sliding door leads onto a balcony. The kitchen features a range of base and eye level units, some integral appliances and a breakfast bar. There are three bedrooms. Bedroom one overlooks the river and has its own balcony. The top floor bedroom is split level and benefits from access to a roof terrace.

To the front of the property there is OFF ROAD PARKING. The property also benefits from a 7M MOORING.

TENURE: LEASEHOLD. The property benefits from the remainder of a 999 year lease.

COUNCIL TAX BAND: E



KEY POINTS

- CENTRAL CHRISTCHURCH
- GATED DEVELOPMENT
- RIVER FRONTAGE
- 7M MOORINGS
- TWO BALCONIES
- CHAIN FREE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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