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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**12 CATHERINE WHEEL GARDENS
MARLOW DRIVE
CHRISTCHURCH BH23 2UJ**

Price £149,950

Leasehold



SITUATED ON THE GROUND FLOOR OF THIS POPULAR DEVELOPMENT FOR THE OVER 60'S IS THIS EXTREMELY WELL PRESENTED FLAT.

THE PROPERTY HAS ACCOMMODATION COMPRISING ENTRANCE HALL, GOOD SIZE LOUNGE/DINER, MODERN KITCHEN AND BATHROOM AND DOUBLE BEDROOM WITH BUILT IN WARDROBES.

BENEFITS INCLUDE ELECTRIC HEATING, DOUBLE GLAZING, SMALL PATIO AREA AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

IT IS ALSO IDEALLY LOCATED FOR AN EXCELLENT PARADE OF LOCAL SHOPS ALONG MARLOW DRIVE, BUS ROUTES AND BEAUTIFUL WOODLAND WALKS ON ST CATHERINE'S HILL.

CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 2 MILES DISTANT AND BOURNEMOUTH CENTER IS APPROXIMATELY 5 MILES DISTANT, BOTH OF WHICH HAVE A WIDE VARIETY OF SHOPPING AND RECREATIONAL FACILITIES.

12 CATHERINE WHEEL GARDENS, MARLOW DRIVE CHRISTCHURCH BH23 2UJ

- **GROUND FLOOR RETIREMENT FLAT**
- **DOUBLE BEDROOM WITH BUILT IN WARDROBES**
- **ELECTRIC HEATING**
- **DOUBLE GLAZING**
- **CLOSE TO LOCAL SHOPS**
- **NO FORWARD CHAIN**
- **POPULAR DEVELOPMENT**
- **CLOSE TO WOODLAND WALKS**
- **MODERN KITCHEN AND BATHROOM**
- **AMPLE COMMUNAL PARKING**
- **SPECIFICALLY FOR THE OVER 60'S**



EPC RATING : TBC

VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate

Website: www.michaeladam.co.uk

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and are for guidance only.

Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)

