

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ

01202 487587

MICHAEL ADAM

post@michaeladam.co.uk

www.michaeladam.co.uk



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

**FLAT 8 STOURBANKS
CONIFER CLOSE, CHRISTCHURCH
BH23 2QS**

Price £242,500

Shared Freehold



SITUATED IN THE EVER POPULAR DISTRICT OF WEST CHRISTCHURCH IS THIS BEAUTIFULLY PRESENTED, RECENTLY REFURBISHED FIRST FLOOR APARTMENT.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, SPACIOUS LOUNGE/DINER WITH BALCONY OVERLOOKING THE DELIGHTFUL COMMUNAL GARDENS, NEWLY FITTED KITCHEN WITH A RANGE OF FITTED BOSCH APPLIANCES, 2 BEDROOMS AND NEWLY REFURBISHED SHOWER ROOM.

THE PROPERTY BENEFITS FROM BEING OFFERED FOR SALE WITH NO FORWARD CHAIN, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, NEWLY FITTED FLOOR COVERINGS, GARAGE AND HAVING A SHARE OF THE FREEHOLD.

THE COMMUNAL GARDENS EXTEND TO APPROXIMATELY 2 ACRES AND LEAD DOWN TO THE BANKS OF THE RIVER STOUR MAKING THIS A REALLY PEACEFUL HAVEN FOR WILDLIFE.

LOCAL SHOPS CAN BE FOUND ALONG NEARBY MARLOW DRIVE, THERE ARE EXCELLENT ROAD LINKS CLOSE AT HAND AND CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 2 MILES DISTANT.

FLAT 8 STOURBANKS, CONIFER CLOSE, WEST CHRISTCHURCH BH23 2QS

- **SPACIOUS FIRST FLOOR APARTMENT**
- **2 BEDROOMS**
- **FULLY REFURBISHED**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **GARAGE IN NEARBY BLOCK**
- **DELIGHTFUL COMMUNAL GARDENS**
- **NO FORWARD CHAIN**
- **NEWLY DECORATED**
- **NEW FLOOR COVERINGS**
- **BALCONY OVERLOOKING GARDENS**
- **SPACIOUS LOUNGE/DINER**
- **NEWLY FITTED KITCHEN**
- **REFURBISHED SHOWER ROOM**
- **LEASE – SHARED FREEHOLD WITH APPROXIMATELY 994 YEARS REMAINING**
- **MAINTENANCE 2 X HALF YEARLY PAYMENT OF APPROXIMATELY £750.00 INCLUDING BUILDINGS INSURANCE**



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 and are for guidance only.

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First Floor

Approx. 66.3 sq. metres (714.1 sq. feet)

