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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

**FLAT 9 SYCAMORE CLOSE
CHRISTCHURCH
BH23 2EL**

Price £229,950

Leasehold



A BEAUTIFULLY PRESENTED 2 BEDROOM FIRST FLOOR APARTMENT AND BENEFITS FROM A 189 YEAR LEASE FROM 1980 WITH 148 YEARS REMAINING.

THE PROPERTY IS SITUATED IN THE POPULAR LOCATION OF WEST CHRISTCHURCH AND IS APPROXIMATELY 2 MILES FROM THE TOWN CENTRE AND RAILWAY STATION AND IN THE OTHER DIRECTION EASY REACH TO SOUTHBOURNE, BOSCOMBE AND BOURNEMOUTH.

ALSO LOCATED CLOSE TO LOCAL BUS STOPS AND LOCAL AMENITIES WITH TESCO EXPRESS BEING WITHIN WALKING DISTANCE.

ACCOMMODATION COMPRISES 2 GOOD SIZE BEDROOMS, SPACIOUS LOUNGE/DINER, FITTED KITCHEN AND FAMILY BATHROOM.

THE PROPERTY BENEFITS FROM COMMUNAL GARDENS TO THE REAR OF THE PROPERTY AND HAS IT'S OWN GARAGE IN A BLOCK NEARBY. THERE IS A COMMUNAL ENTRANCE DOOR WITH AN ENTRYPHONE SYSTEM GIVING ACCESS TO THE COMMUNAL ENTRANCE HALL WHERE STAIRS LEAD UP TO THE FIRST FLOOR.

IDEAL FIRST TIME BUY, INVESTMENT OR HOLIDAY HOME AND MUST BE VIEWED.

9 SYCAMORE CLOSE, CHRISTCHURCH BH23 2EL

- **POPULAR LOCATION**
- **NO FORWARD CHAIN**
- **ENTRANCE HALL**
- **18'1 X 11'10 SPACIOUS LOUNGE/DINER**
- **17'1 X 12'2 BEDROOM ONE**
- **12'10 X 9'10 BEDROOM TWO**
- **9'10 X 7'3 FITTED KITCHEN**
- **7'10 X 6'7 BATHROOM**
- **COMMUNAL GARDENS**
- **GARAGE IN BLOCK**
- **CLOSE TO LOCAL AMENITIES**
- **SITUATED ON BUS ROUTE**
- **APPROXIMATELY 2 MILES FROM CHRISTCHURCH TOWN CENTRE AND RAILWAY STATION**
- **BENEFITS FROM LONG LEASE 148 YEARS REMAINING**
- **MAINTENANCE AND SERVICE CHARGES TO BE CONFIRMED**



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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