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MICHAEL ADAM

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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

**2 PORTFIELD ROAD
CHRISTCHURCH
BH23 2AG**

Price £250,000

Leasehold



A DECEPTIVELY SPACIOUS GROUND FLOOR FLAT WHICH IS BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

THE ACCOMMODATION COMPRISES 'T' SHAPED ENTRANCE HALL, 2 DOUBLE BEDROOMS, MODERN KITCHEN AND BATHROOM AND LOUNGE TO THE REAR WHICH HAS FRENCH DOORS OUT ONTO THE PRIVATE REAR GARDEN, ALONG WITH BEING OFFERED WITH NO FORWARD CHAIN. FURTHER BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, 2 OFF ROAD PARKING SPACES AND BEING IDEALLY LOCATED FOR THE TWYNHAM INFANTS, JUNIOR AND SECONDARY SCHOOLS. THERE IS ALSO THE ADDED BENEFIT OF A NEWLY EXTENDED 125 YEARS LEASE AS OF 2023. CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 0.5 MILES DISTANT WHERE THERE IS A COMPREHENSIVE RANGE OF SHOPS, RESTAURANTS, BARS AND EATERIES TO SUIT MOST TASTES. THE MAINLINE TRAIN STATION WITH LINKS TO LONDON WATERLOO, BOURNEMOUTH AND EXCELLENT SELECTION OF SUPERMARKETS ON THE NEARBY BAILEY BRIDGE RETAIL PARK. WE FEEL THIS PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY, BUY TO LET OR A PLEASANT HOME FOR THOSE WISHING TO DOWNSIZE.

2 PORTFIELD ROAD, CHRISTCHURCH BH23 2AG

- **GROUND FLOOR FLAT**
- **PRIVATE GARDEN**
- **OFF ROAD PARKING FOR 2 CARS**
- **2 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **MODERN KITCHEN AND BATHROOM**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NEWLY EXTENDED 125 YEAR LEASE AS OF 2023**
- **AS AND WHEN MAINTENANCE**
- **PEPPERCORN GROUND RENT**
- **CLOSE TO LOCAL AMENITIES**
- **TWYNHAM CATCHMENT**
- **NO FORWARD CHAIN**
- **IDEAL FIRST TIME BUY OR BUY TO LET**



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.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Website: www.michaeladam.co.uk

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Ground Floor

Approx. 59.5 sq. metres (640.3 sq. feet)

