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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 2 49 STOUR ROAD
CHRISTCHURCH BH23 1LN**

Price £225,000

Leasehold



A WELL PRESENTED AND RE-CONFIGURED GROUND FLOOR FLAT SITUATED IN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND MAINLINE RAILWAY STATION.

The property has two bedrooms, newly fitted kitchen, lounge, modern bathroom with electric shower, and a useful cellar which has power and lighting.

WE FEEL THIS WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT AND HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ALLOCATED PARKING SPACE.

THE TOWN CENTRE IS ONLY A SHORT, LEVEL WALK AWAY, AND HAS A WIDE RANGE OF SHOPS, EATERIES AND BARS ALONG WITH RECREATIONAL FACILITIES. THE MAINLINE RAILWAY STATION IS ALSO WITHIN EASY WALKING DISTANCE & HAS LINKS TO LONDON WATERLOO, BOURNEMOUTH & FURTHER AFIELD.

FLAT 2 49 STOUR ROAD, CHRISTCHURCH BH23 1LN

- **GROUND FLOOR APARTMENT**
- **2 BEDROOMS**
- **MODERN RECENTLY REFITTED KITCHEN**
- **LOUNGE WITH BAY WINDOW**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CELLAR**
- **ALLOCATED PARKING**
- **CLOSE TO TOWN CENTRE**
- **EASY REACH OF TRAIN STATION**
- **TWYNHAM CATCHMENT**
- **67 YEARS APPROX REMAINING ON THE LEASE (Lease renewal charge of**



£13,500), which the motions can be put in place whilst purchasing the property instead of waiting 2 years.

- **MAINTENANCE CHARGES ARE APPROXIMATELY £1500.00 EVERY SIX MONTHS which includes Ground Rent of £200.00, NICEIC (electrics), Accountancy charges, Buildings Insurance, Cleaning of communal areas, Electricity of communal areas, fire precautions, gardening contract, management fee, postage & disbursements, repairs drains down pipes, repairs general, reserve fund contribution.**

EPC RATING : D

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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Ground Floor

Approx. 43.4 sq. metres (466.7 sq. feet)

