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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

**FLAT 1 FAIRMILE COURT
FAIRMILE ROAD CHRISTCHURCH
BH23 2LA**

Price £215,000

Leasehold



A BRIGHT AND AIRY GROUND FLOOR FLAT WHICH IS SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND MAINLINE RAILWAY STATION.

THE ACCOMMODATION COMPRISES 2 SPACIOUS DOUBLE BEDROOMS, GOOD SIZE LOUNGE/DINER, MODERN STYLE KITCHEN AND REFURBISHED BATHROOM.

THE PROPERTY HAS RECENTLY BEEN REDECORATED THROUGH AND HAS NEW CARPETS.

BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, GARAGE IN NEARBY BLOCK AND THE ADDED BONUS OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN AND A NEWLY EXTENDED LEASE OF APPROXIMATELY 150 YEARS.

AS STATED THIS LOVELY FLAT IS LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND MAINLINE STATION AND WE FEEL WOULD MAKE AN IDEAL FIRST TIME BUY.

FLAT 1 FAIRMILE COURT, FAIRMILE ROAD, CHRISTCHURCH BH23 2LA

- **GROUND FLOOR FLAT**
- **BRIGHT AND AIRY
ACCOMMODATION**
- **SPACIOUS LOUNGE/DINER**
- **2 EXCELLENT DOUBLE BEDROOMS**
- **RECENTLY REFURBISHED
BATHROOM**
- **REDECORATED THROUGHOUT**
- **GARAGE IN NEARBY BLOCK**
- **NO FORWARD CHAIN**
- **WALKING DISTANCE TO TOWN
CENTRE AND TRAIN STATION**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NEWLY EXTENDED LEASE**
- **TWYNHAM CATCHMENT**



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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Ground Floor

Approx. 57.2 sq. metres (616.2 sq. feet)

