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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

**15a SYDNEY ROAD
CHRISTCHURCH
BH23 2HX**

Price £289,950

Leasehold



A SPACIOUS FIRST FLOOR FLAT WHICH HAS GOOD SIZED ACCOMMODATION THROUGHOUT INCLUDING ENTRANCE HALL, FIRST FLOOR LANDING, LOUNGE, MODERN DINING/KITCHEN, 3 DOUBLE BEDROOMS AND MODERN FAMILY BATHROOM WITH BOTH BATH AND CORNER SHOWER CUBICLE. THE PROPERTY IS BEING OFFERED FOR SALE WITH NO FORWARD CHAIN AND HAS FURTHER BENEFITS INCLUDING DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING, LOFT STORAGE SPACE AND A LARGE PRIVATE GARDEN WITH STORAGE SHEDS AND CHILDRENS TREE HOUSE.

SITUATED IN A CUL-DE-SAC WITHIN REASONABLY CLOSE PROXIMITY TO LOCAL SHOPS, BUS ROUTES AND AMENITIES, AND ALSO BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENTS.

THERE ARE BEAUTIFUL WOODLAND WALKS ON NEARBY ST CATHERINE'S HILL, STUNNING BEACHES ARE ONLY A SHORT DRIVE AWAY AND THE TOWN CENTRE OF CHRISTCHURCH WITH IT'S WIDE RANGE OF SHOPPING AND RECREATIONAL FACILITIES IS APPROXIMATELY 1.25 MILES DISTANT.

- **SPACIOUS FIRST FLOOR FLAT**
- **3 DOUBLE BEDROOMS**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **LOUNGE**
- **MODERN DINING/KITCHEN**
- **LARGE PRIVATE GARDEN**
- **CUL-DE-SAC LOCATION**
- **TWYNHAM CATCHMENT**
- **APPROXIMATELY 92 YEARS
REMAINING ON LEASE**
- **MODERN FAMILY BATHROOM**
- **OFF ROAD PARKING**
- **VIEWING ADVISED**
- **LOW MAINTENANCE CHARGES OF**



£35.00 PER MONTH INCLUDING GROUND RENT AND 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.

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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