

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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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 11 FRANCESCA GRANGE  
SOMERFORD WAY CHRISTCHURCH  
BH23 3QN**

**Price £165,000**

Shared Freehold



***SITUATED IN CLOSE PROXIMITY TO LOCAL SHOPS, AMENITIES, BUS ROUTES AND BEAUTIFUL BEACHES, IS THIS LARGE STUDIO STYLE APARTMENT WHICH COULD EASILY BE CONVERTED BACK TO A ONE BEDROOM FLAT BY THE REPLACING OF A STUD WALL.***

***AT PRESENT THE LAYOUT OFFERS BRIGHT AND AIRY ACCOMMODATION WITH FAR REACHING VIEWS TOWARDS HENGISTBURY HEAD. THE ENTRANCE LEADS INTO AN OPEN PLAN LIVING/BEDROOM AREA WITH SEPARATE KITCHEN, AND BATHROOM ALSO ACCESSED FROM THE HALL. THE PROPERTY BOASTS BENEFITS INCLUDING ELECTRIC HEATING, DOUBLE GLAZED VELUX WINDOWS WHICH WERE RENEWED APPROXIMATELY 4 YEARS AGO, ALLOCATED PARKING SPACE AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

***WE FEEL THIS DELIGHTFUL FLAT WOULD MAKE AN IDEAL FIRST TIME BUY, INVESTMENT OR LOCK UP AND LEAVE HOLIDAY HOME.***

**FLAT 11 FRANCESCA GRANGE, SOMERFORD WAY, CHRISTCHURCH BH23 3QN**

- **2<sup>nd</sup> FLOOR APARTMENT**
- **OPEN PLAN LIVING/BEDROOM**
- **MODERN STYLE KITCHEN**
- **EASILY CONVERTED BACK TO A ONE BEDROOM FLAT**
- **ELECTRIC HEATING**
- **BATHROOM**
- **DOUBLE GLAZED VELUX WINDOWS**
- **FAR REACHING VIEWS TOWARDS HENGISTBURY HEAD**
- **NO FORWARD CHAIN**
- **ALLOCATED PARKING SPACE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **EAVES AND LOFT STORAGE**



**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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## Second Floor

Approx. 36.7 sq. metres (395.4 sq. feet)

