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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 20 HORNBY II  
12 ARTHUR ROAD  
CHRISTCHURCH  
BH23 1PU**

**Price £175,000**

Leasehold



***LOCATED WITHIN WALKING DISTANCE OF CHRISTCHURCH TOWN CENTRE AND MAINLINE TRAIN STATION IS THIS MODERN 2<sup>ND</sup> FLOOR APARTMENT.***

***OFFERED IN GOOD ORDER THROUGHOUT THE PROPERTY OFFERS ACCOMMODATION OF ENTRANCE HALL, LOUNGE, MODERN KITCHEN AND BATHROOM AND 2 DOUBLE BEDROOMS.***

***BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, PARKING AT THE REAR WHICH IS ON A FIRST COME FIRST SERVED BASIS, AND BEING WITHIN TWYNHAM SCHOOLS CATCHMENTS.***

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

***THE TOWN CENTRE IS ONLY A FEW MINUTES WALK AWAY WHERE THERE IS A COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES ALONG WITH BEAUTIFUL RIVERSIDE WALKS, HISTORICAL BUILDINGS AND AN EXCELLENT VARIETY OF EATERES AND BARS.***

**FLAT 20, HORNBY II, 12 ARTHUR ROAD, CHRISTCHURCH BH23 1PU**

- **2<sup>ND</sup> FLOOR APARTMENT**
- **2 DOUBLE BEDROOMS**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **MODERN KITCHEN AND BATHROOM**
- **LOUNGE WITH ADDAMS STYLE FIRE SURROUND**
- **FIRST COME FIRST SERVED PARKING**
- **WALKING DISTANCE TO CHRISTCHURCH TOWN CENTRE**
- **EASY ACCESS TO MAINLINE RAILWAY STATION**
- **IDEAL FIRST TIME BUY, HOLIDAY HOME OR INVESTMENT**
- **DOCTORS & DENTISTS NEARBY**
- **POPULAR LOCATION**
- **NEW EXTENDED LEASE OF 215 YEARS REMAINING**
- **VIEWING ADVISED**

**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. 46.2 sq. metres (497.3 sq. feet)

