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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 6 DARWIN COURT
DARWIN AVENUE
CHRISTCHURCH
BH23 2JB**

Price £189,950

Leasehold



***PRESENTED IN AS NEW CONDITION IS THIS DELIGHTFUL FIRST FLOOR FLAT.
IT HAS BRIGHT AND AIRY ACCOMMODATION INCLUDING OPEN PLAN LIVING/KITCHEN WITH BUILT IN
APPLIANCES, ATTRACTIVE SHOWER ROOM AND DOUBLE BEDROOM.
BENEFITTING FROM NO FORWARD CHAIN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND 121
YEAR LEASE THIS WOULD MAKE AN IDEAL FIRST TIME BUY, LOCK UP AND LEAVE HOLIDAY HOME OR
INVESTMENT.
DARWIN COURT WAS CONSTRUCTED TO A VERY HIGH STANDARD IN 2022 AND IS SITUATED CLOSE TO
LOCAL SHOPS AND AMENITIES INCLUDING CHRISTCHURCH HOSPITAL.
THE MAINTENANCE CHARGE IS APPROXIMATELY £150.00 PER MONTH ALSO THERE IS NO GROUND
RENT PAYABLE.***

FLAT 6 DARWIN COURT, DARWIN AVENUE, CHRISTCHURCH BH23 2JB

- **LOVELY FIRST FLOOR FLAT**
- **IDEAL FIRST TIME BUY**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **BRIGHT AND AIRY THROUGHOUT**
- **PRESENTED IN AS NEW CONDITION**
- **2 USEFUL STORAGE CUPBOARDS**
- **USE OF BIKE STORE**
- **MODERN KITCHEN WITH BUILT IN APPLIANCES**
- **DOUBLE BEDROOM**
- **POPULAR LOCATION**
- **121 YEAR LEASE**
- **ATTRACTIVE SHOWER ROOM**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**



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.

Website: www.michaeladam.co.uk

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FLAT 6 DARWIN COURT, DARWIN AVENUE, CHRISTCHURCH BH23 2JB



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)

