

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ
01202 487587

MICHAEL ADAM

post@michaeladam.co.uk

www.michaeladam.co.uk



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 THE STABLES
DRAGOON WAY
CHRISTCHURCH
BH23 2TY**

Price £265,000

Leasehold



THIS NAPOLEONIC STABLE BLOCK WAS CONVERTED INTO 20 LUXURY APARTMENTS IN THE 1990'S AND WE ARE PLEASED TO BRING TO THE MARKET THIS SPACIOUS AND WELL PRESENTED GROUND FLOOR RESIDENCE.

THE ACCOMMODATION IN BRIEF COMPRISES CHARACTER ENTRANCE HALL, SPACIOUS DOUBLE ASPECT LOUNGE/DINER, MODERN KITCHEN, 2 DOUBLE BEDROOMS, MODERN FAMILY BATHROOM AND MATCHING EN-SUITE SHOWER ROOM TO BEDROOM ONE.

BOASTING BENEFITS INCLUDING NO FORWARD CHAIN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZED SASH WINDOWS WHICH ARE IN KEEPING WITH THE LISTED BUILDING STATUS, ALLOCATED PARKING, COMMUNAL GARDENS & BEING CLOSE TO RIVERSIDE WALKS, LOCAL SHOPS & AMENITIES. LOCATED WITHIN WALKING DISTANCE OF THE BAILEY BRIDGE RETAIL PARK & WITHIN REASONABLY EASY ACCESS TO CHRISTCHURCH TOWN CENTRE & RAILWAY STATION WE FEEL THIS WOULD MAKE AN IDEAL FIRST TIME BUY, LOCK UP & LEAVE HOLIDAY HOME OR FOR THOSE WISHING TO DOWNSIZE YET MAINTAINING GOOD SIZE LIVING SPACE.

FLAT 1 THE STABLES, DRAGOON WAY, CHRISTCHURCH BH23 2TY

- **GROUND FLOOR FLAT**
- **2 DOUBLE BEDROOMS**
- **GRADE 11 LISTED BUILDING**
- **FAMILY BATHROOM & EN-SUITE
SHOWER ROOM**
- **NO FORWARD CHAIN**
- **ALLOCATED PARKING SPACE**
- **CLOSE TO LOCAL SHOPS AND
AMENITIES**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZED SASH WINDOWS**
- **MODERN KITCHEN**
- **SPACIOUS DOUBLE ASPECT
LOUNGE/DINER**
- **TWYNHAM CATCHMENT**
- **RIVER SIDE WALKS NEARBY**



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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Email: post@michaeladam.co.uk

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Ground Floor

Approx. 72.8 sq. metres (783.8 sq. feet)

