

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 3 OAKTREE COURT
20 STOURWAY WEST CHRISTCHURCH
BH23 2PF**

OIRO Price £250,000

Share of Freehold



AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT, MODERNISED & REFURBISHED IN RECENT TIMES AND EVEN MORE RECENTLY A NEW GAS FIRED CENTRAL HEATING BOILER HAS BEEN FITTED.

SITUATED IN A HIGHLY SOUGHT AFTER LOCATION IN WEST CHRISTCHURCH CLOSE TO LOCAL AMENITIES, BUS ROUTES AND WOODLAND WALKS/RIVERSIDE WALKS.

OFFERING WELL PROPORTIONED ACCOMMODATION, THIS BEAUTIFULLY PRESENTED FLAT SHARES THE COMMUNAL ENTRANCE WITH ONLY ONE OTHER.

***NOT ONLY DOES IT BENEFIT FROM HAVING A GARAGE AND PATIO DOORS LEADING OUT TO THE GARDEN BUT IT ALSO BENEFITS FROM BEING SHARE OF FREEHOLD (APPROX 950 YEARS REMAINING, SUBJECT TO REVIEW) AND REASONABLE MAINTENANCE COSTS BEING £720.00 PER ANNUM PLUS A YEARLY CONTRIBUTION TO THE BUILDINGS INSURANCE OF APPROX. £180.00
AN EARLY INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE.***

- **COMMUNAL ENTRANCE HALL WITH CUSTOM BUILT STORE CUPBOARDS**
- **ENTRANCE HALL WITH AIRING CUPBOARD**
- **LIVING ROOM WITH FEATURE FIREPLACE**
- **MODERN FULLY TILED 2ND W.C.**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **2 DOUBLE BEDROOMS**
- **ATTRACTIVE MODERN FULLY TILED BATHROOM/W.C.**
- **OAK INTERIOR DOORS**
- **RECENTLY RENEWED GAS FIRED COMBI BOILER WITH 10 YEAR WARRANTY TO MARCH 2035**
- **VISITOR PARKING**
- **PATIO DOORS GIVING ACCESS TO COMMUNAL GARDENS**
- **POTENTIALLY NO FORWARD CHAIN**
- **GARAGE IN BLOCK**
- **COMMUNAL GARDENS & OUTSIDE DRYING AREAS**
- **CAVITY WALL INSULATION**
- **OUR VENDOR HAS ADVISED US THAT SMALL PETS ARE PERMITTED**

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.

FLAT 3 OAKTREE COURT, 20 STOUR WAY, CHRISTCHURCH BH23 2PF



FLAT 3 OAKTREE COURT, 20 STOUR WAY, CHRISTCHURCH BH23 2PF



Ground Floor

Approx. 62.2 sq. metres (669.1 sq. feet)

