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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 2 AVON MANOR
34 PUREWELL
CHRISTCHURCH
BH23 1EP**

Price £149,950

Leasehold



A WELL PRESENTED GROUND FLOOR FLAT WHICH HAS RECENTLY BEEN REDECORATED THROUGHOUT.

SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE, THE TWO RIVERSMEET LEISURE CENTRE AND STANPIT MARSH NATURE RESERVE.

THE PROPERTY COMPRISES OF COMMUNAL ENTRANCE HALL, LOUNGE, KITCHEN, DOUBLE BEDROOM AND EN-SUITE BATHROOM

BENEFITS INCLUDE MODERN ELECTRIC HEATERS, DOUBLE GLAZING, ALLOCATED PARKING AND THE ADDED BONUS OF BEING SOLD WITH NO FORWARD CHAIN.

LOCAL SHOPS AND BUS ROUTES CAN BE FOUND NEARBY AND WE FEEL THIS PROEPRTY WOULD MAKE AN IDEAL FIRST TIME BUY, LOCK UP AND LEAVE HOLIDAY BOLT HOLE OR INVESTMENT.

FLAT 2 AVON MANOR, 34 PUREWELL, CHRISTCHURCH BH23 1EP

- **GROUND FLOOR FLAT**
- **ALLOCATED PARKING**
- **GOOD SIZE LOUNGE**
- **MODERN KITCHEN**
- **DOUBLE BEDROOM**
- **EN-SUITE BATHROOM**
- **NO FORWARD CHAIN**
- **MODERN ELECTRIC HEATERS**
- **DOUBLE GLAZING**
- **WALKING DISTANCE TO TOWN CENTRE**
- **CLOSE TO LEISURE CENTRE AND NATURE RESERVE**
- **IDEAL FIRST TIME BUY, HOLIDAY BOLT HOLE OR INVESTMENT**
- **LOCAL SHOPS NEARBY**
- **REALISTICALLY PRICED**



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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Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)

