

**FOR SALE**



**Somerford Way, Christchurch**  
**Asking Price Of £182,500**

  
**MARTIN & CO**





## Somerford Way, Christchurch

1 Bedroom, 1 Bathroom

Asking Price Of £182,500

- LONG LEASE
- NO CHAIN
- GROUND FLOOR
- BUILT-IN WARDROBE
- LARGE APARTMENT
- ALLOCATED PARKING

Large one bedroom apartment located in a quiet neighbourhood in Christchurch, only 250 meters walk to local shopping park.

For nature enthusiasts, the stunning Mudeford and Hengistbury Head are just a short 10-minute drive away, providing endless opportunities for outdoor adventures.

Conveniently located on the ground floor, this residence offers a spacious entrance hall that sets the tone for the entire apartment.

The large double bedroom, measuring an impressive 4.82m x 2.64m, boasts a built-in wardrobe and double glazed window, offering a peaceful retreat.

The generously sized lounge/diner, measuring 5.46m x 2.99m, is bathed in natural light with its windows overlooking the front yard, providing a welcoming atmosphere for relaxation and entertainment.





The family bathroom, measuring 2.10m x 1.58m, is adorned with partially tiled walls, ceramic floor tiles, and a small window with obscure glass, adding both style and functionality to daily routine.

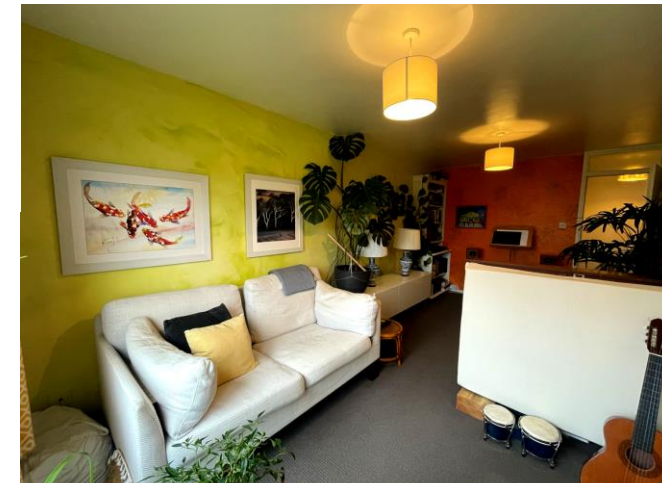
For added convenience, an allocated parking space is included.

Furthermore, this property comes with no forward chain.

Nestled between the New Forest and the famous seaside resort of Bournemouth, Christchurch is small gem of a town on the eastern extremity of Dorset, located on the banks of the River Stour in the centre of the beautiful historic town of Christchurch, within walking distance to the shops and restaurants, offering a choice of award-winning beaches, nature reserves, heritage attractions and a charming quay.

**Tenure:**  
**Leasehold (includes parking space as well)**  
**Term of Lease:**  
**159 years from 25 March 1976 to 24 March 2135**  
**Remaining 112 years**  
**Annual Service Charge: £1,200**  
**Annual Ground Rent: £150**  
**Council Tax Band B**  
**EPC: C**

**Sizes:**  
**Entrance Hall**  
**Lounge/Diner 17' 10" X 9' 9" (5.46m X 2.99m)**  
**Kitchen 11' 2" X 9' 9" (3.41m X 2.99m)**  
**Bedroom 15' 9" X 8' 7" (4.82m X 2.64m)**  
**Bathroom 6' 10" X 5' 2" (2.10m X 1.58m)**



**DISTANCES:**

- 250 mts to Mudeford Infant School
- 250 mts to Christchurch Shopping Park
- 1.3 km to Mudeford Beach
- 1.7 km to Christchurch Town Centre
- 2.5 km Hengistbury Head
- 3.5 km to Southbourne Town Centre & Beach
- 5.0 km to Bournemouth Royal Hospital
- 8.0 km to Bournemouth International Airport

1. 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.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

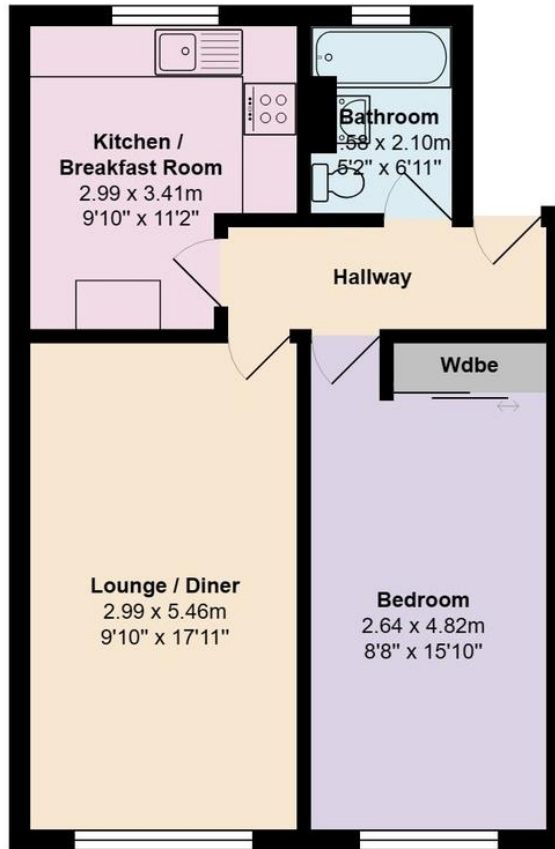
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total Area: 49.9 m<sup>2</sup> ... 537 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Martin & Co Bournemouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.





