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Dorset  
BH23 2LQ

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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**

**23 CATHERINE WHEEL GARDENS  
MARLOW DRIVE - CHRISTCHURCH  
BH23 2UJ**

**Price £179,950**

Leasehold



***CATHERINE WHEEL GARDENS IS A SELECT DEVELOPMENT OF APARTMENTS SPECIFICALLY FOR THE OVER 60'S.***

***THIS PARTICULAR APARTMENT IS LOCATED ON THE 2<sup>ND</sup> FLOOR, SERVED BY BOTH LIFT AND STAIRS.***

***THIS ATTRACTIVE HOME HAS ACCOMMODATION OF ENTRANCE HALL, SPACIOUS DOUBLE ASPECT LOUNGE/DINER, MODERN KITCHEN, 2 BEDROOMS AND MODERN BATHROOM ALL OFFERED IN IMPECCABLE ORDER THROUGHOUT.***

***THE PROPERTY HAS BENEFITS OF ELECTRIC HEATING, DOUBLE GLAZING, BEING WITHIN CLOSE PROXIMITY TO THE EXCELLENT PARADE OF LOCAL SHOPS AND AMENITIES, ALONG WITH HAVING STUNNING WOODLAND WALKS ALMOST ON THE DOORSTEP. THERE IS ALSO THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

***EXTERNALLY THERE ARE LOVELY COMMUNAL GARDENS AND PLENTIFUL PARKING FOR RESIDENTS OFFERED ON A FIRST COME FIRST SERVED BASIS.***

***ALL IN ALL THIS IS A LOVELY RETIREMENT HOME AND MUST BE VIEWED TO FULLY APPRECIATE.***

**23 CATHERINE WHEEL GARDENS, MARLOW DRIVE, CHRISTCHURCH BH23 2UJ**

- **2<sup>ND</sup> FLOOR RETIREMENT FLAT**
- **2 BEDROOMS**
- **SPACIOUS DOUBLE ASPECT LOUNGE/DINER**
- **ELECTRIC HEATING**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING**
- **MODERN KITCHEN AND BATHROOM**
- **PARKING ON A FIRST COME BASIS**
- **ATTRACTIVE COMMUNAL GARDENS**
- **CLOSE TO LOCAL SHOPS**
- **WOODLAND WALKS NEARBY**
- **POPULAR LOCATION**
- **SPECIFICALLY FOR THE OVER 60'S**
- **VIEWING ADVISED**



**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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## Second Floor

Approx. 48.6 sq. metres (523.3 sq. feet)

