237 Fairmile Road Christchurch Dorset BH23 2LQ

MICHAEL ADAM

post@michaeladam.co.uk www.michaeladam.co.uk

naea propertymark



01202 487587

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 49 STOUR ROAD CHRISTCHURCH BH23 ILN

Price £225,000

Leasehold



A WELL PRESENTED AND RE-CONFIGURED GROUND FLOOR FLAT SITUATED IN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND MAINLINE RAILWAY STATION.

The property has two bedrooms, newly fitted kitchen, lounge, modern bathroom with electric shower, and a useful cellar which has power and lighting.

WE FEEL THIS WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT AND HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ALLOCATED PARKING SPACE.

THE TOWN CENTRE IS ONLY A SHORT, LEVEL WALK AWAY, AND HAS A WIDE RANGE OF SHOPS,

EATERIES AND BARS ALONG WITH RECREATIONAL FACILITIES.

THE MAINLINE RAILWAY STATION IS ALSO WITHIN EASY WALKING

DISTANCE & HAS LINKS TO LONDON WATERLOO,

BOURNEMOUTH & FURTHER AFIELD.

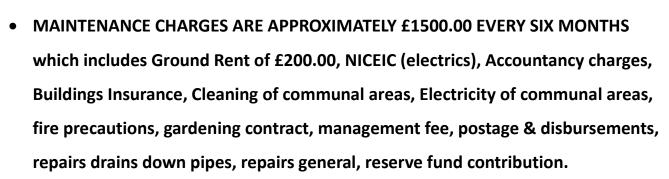
FLAT 2 49 STOUR ROAD, CHRISTCHURCH BH23 1LN

- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- MODERN RECENTLY REFITTED
 KITCHEN
- LOUNGE WITH BAY WINDOW
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CELLAR
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
- EASY REACH OF TRAIN STATION
- TWYNHAM CATCHMENT
- 67 YEARS APPROX REMAINING ON

 THE LEASE (Lease renewal charge of

 613 E00) which the metions can be

£13,500), which the motions can be put in place whilst purchasing the property instead of waiting 2 years.



EPC RATING: D 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.





Website: www.michaeladam.co.uk Email: post@michaeladam.co.uk

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