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Christchurch  
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**

**FLAT 1 DARWIN COURT  
40 DARWIN AVENUE  
CHRISTCHURCH  
BH23 2JB**

**Price £285,000**

Leasehold



***STUNNING GROUND FLOOR GARDEN FLAT CONSTRUCTED IN 2022.***

***THE PROPERTY BENEFITS FROM IT'S OWN PERSONAL ENTRANCE WHICH LEADS INTO THE ENTRANCE HALL WHERE YOU WILL FIND A GOOD SIZE STORAGE CUPBOARD AND DOORS TO ALL ROOMS. THE ACCOMMODATION COMPRISES BEAUTIFUL LIVING/DINING/KITCHEN WITH DOORS OUT TO THE REAR GARDEN, 2 DOUBLE BEDROOMS AND LUXURIOUS SHOWER ROOM. APART FROM BEING EXTREMELY WELL PRESENTED THE PROPERTY BENEFITS FROM ALLOCATED PARKING SPACE, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, REMAINDER OF BUILDERS GUARANTEE, APPROXIMATELY 123 YEARS REMAINING ON THE LEASE. WE FEEL THIS WOULD MAKE AN IDEAL FIRST TIME BUY, LOCK AND LEAVE HOLIDAY HOME OR SUITABLE FOR THOSE LOOKING TO DOWNSIZE. LOCAL SHOPS CAN BE FOUND NEARBY ALONG FAIRMILE ROAD AND CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 1.5 MILES DISTANT.***

**FLAT 1 DARWIN COURT, 40 DARWIN AVENUE, CHRISTCHURCH BH23 2JB**

- **GROUND FLOOR GARDEN FLAT**
- **2 DOUBLE BEDROOMS**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **SUPERB OPEN PLAN  
LIVING/DINING/KITCHEN**
- **PRIVATE OWN REAR GARDEN**
- **ALLOCATED PARKING SPACE**
- **CONSTRUCTED 2022**
- **REMAINDER OF BUILDER'S  
GUARANTEE**
- **123 YEARS REAMINING ON LEASE**
- **CLOSE TO LOCAL SHOPS**
- **LUXURIOUS SHOWER ROOM**
- **COMMUNAL BIKE STED**
- **PRIVATE OWN ENTRANCE**
- **VIEWING ADVISED**
- **GROUND RENT – ZERO**
- **SERVICE CHARGE - £1445.00 PER ANNUM**



**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. 54.6 sq. metres (587.5 sq. feet)

