



Flat 3, 10 Fairmile Road, Christchurch
Christchurch

In Excess of **£220,000**



Flat 3

10 Fairmile Road, Christchurch

This spacious and modern ground floor purpose built two double bedroom apartment is within easy walking distance of Christchurch High Street and Twynham Academy. Built approximately three years ago and benefitting from the remaining NHBC guarantee. Featuring a large luxury open plan Kitchen Lounge area, modern fitted kitchen with integrated appliances, cloakroom, master bedroom with en-suite bathroom, bedroom two unusually also has an en-suite bathroom and storage throughout. The property further benefits from allocated parking with allocated visitor parking also.

Specification

Two Double Bedrooms both with en suite facilities

Spacious Lounge/Dining Room

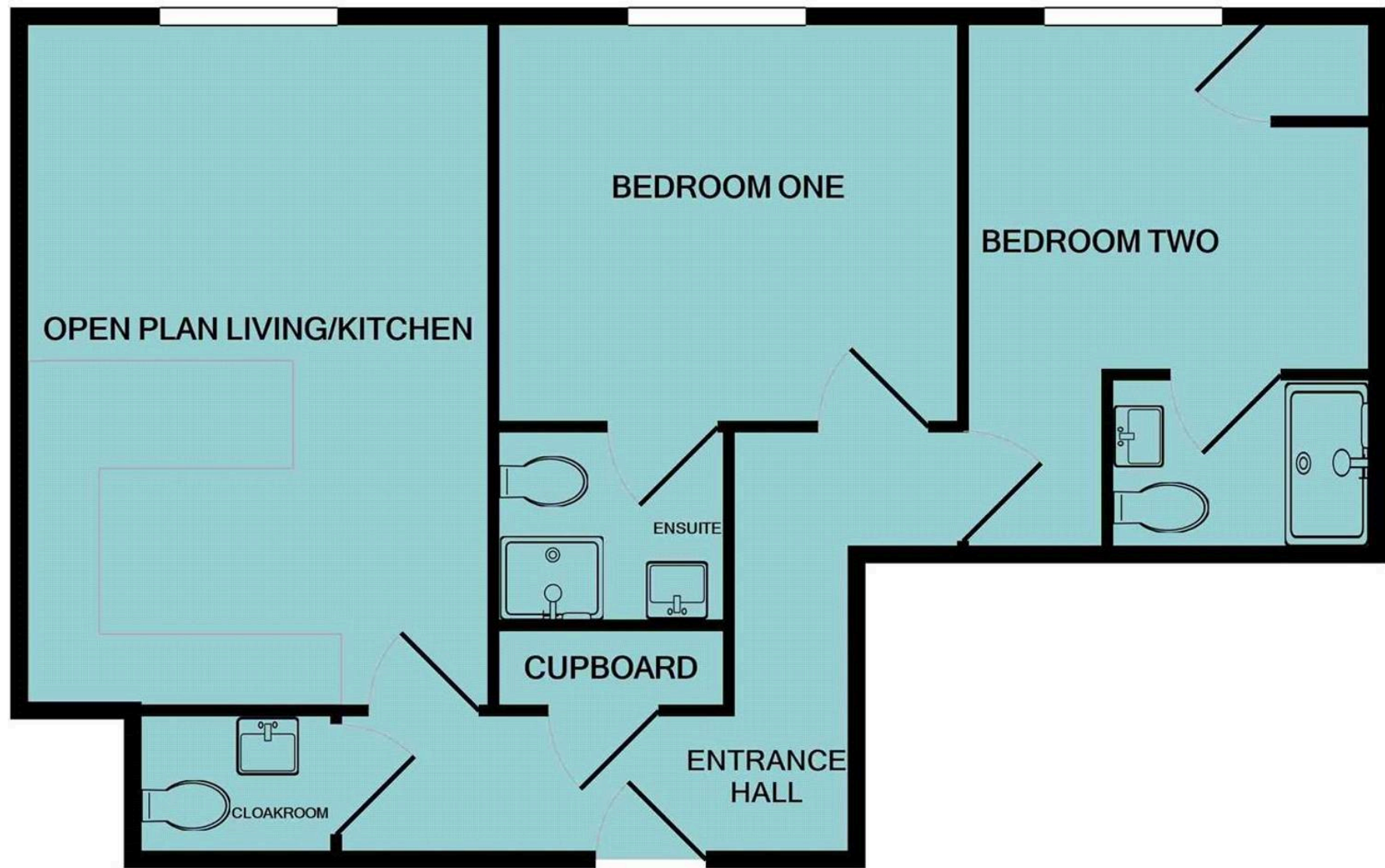
Modern Fitted Kitchen with integrated appliances

Allocated Parking + Allocated Visitor Parking

Walking Distance of Christchurch Town Centre

Tenure

Leasehold 114 years remaining Service charge £1340 Per year Ground rent £200



TOTAL APPROX. FLOOR AREA 69.3 SQ.M. (746 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Situation Superb location within easy walking distance of Christchurch High Street and within Twynham Academy catchment area. Local Authority and school catchments Christchurch Borough Council. Christchurch Junior School and Twynham Academy. Asking Price Leasehold 114 years remaining Service charge £1340 Per year Ground rent £200 Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Leasehold - 114 Years remaining
- Two bed, two bathroom ground floor apartment
- Two ensuite bathrooms
- Allocate parking and visitor parking
- Open plan living arrangements





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