



10 Rossiters Quay, Bridge Street
Christchurch

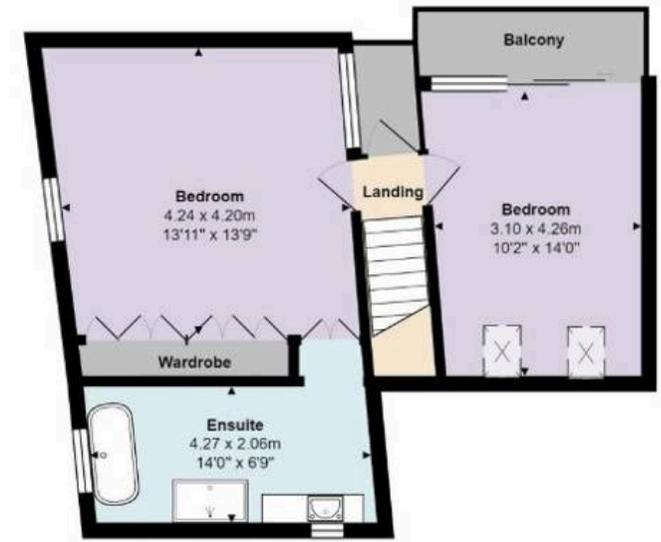
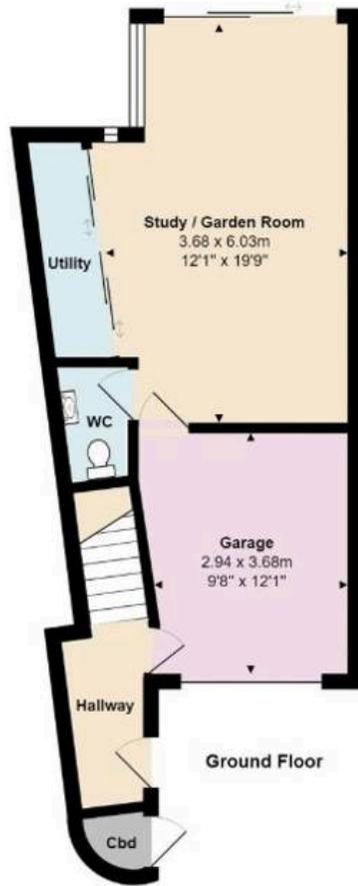
Guide Price **£1,100,000**



10 Rossiters Quay

Bridge Street, Christchurch

This well-appointed four bedroom waterside residence is situated on the highly prestigious Rossiters Quay development in Christchurch close to the town centre with its thriving High Street, historic Priory and mainline railway station. The stylish accommodation is arranged over three floors with the ground floor featuring a double guest bedroom/sitting room with sliding glazed doors leading to the garden and accessing the utility space, ground floor WC and access to the garage, stairs lead to the first floor offering a formal open plan sitting room/dining room with feature fireplace leading to the large balcony overlooking the River Avon and Marina, stunning luxury kitchen breakfast room with high spec integrated appliances, extensive range of wall and base units, feature lighting and ample space for dining, double guest bedroom with built in wardrobes and separate fully tiled shower room. The stairs continue to the second floor accommodating the generous principal bedroom suite with extensive range of built in wardrobes and contemporary marble tiled bathroom with bath tub and separate shower, further spacious double bedroom accessing a private balcony offering far reaching views across the Marina and River Avon to the countryside beyond. Externally this highly desirable property is approached via a brick paved driveway allowing off road parking for one vehicle and access to the garage, two further allocated parking spaces are to be found in the communal parking area. The rear gardens are a notable feature of the residence being paved



Total Area: 163.0 m² ... 1754 ft² (excluding balcony)
 All measurements are approximate and for display purposes only





10 Rossiters Quay

Bridge Street, Christchurch

Situation This well-appointed four bedroom waterside residence is situated on the highly prestigious Rossiters Quay development in central Christchurch within easy strolling distance of the town centre with its thriving High Street, historic Priory and mainline railway station. Bournemouth town centre is located approximately three miles away with its seven miles of blue flag award winning beaches and the cathedral cities of Salisbury and Winchester are also easily commutable. Local Authority & School Catchment Areas. BCP Council ~ Council Tax Band E

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Riverline property
- Three storey town house
- Views over the river
- 8 meter mooring with pontoon





Jordan Marks estates

Jordan Marks Estates, 16 High Street - BH23 1AY

01202 484444 • george@jordanmarksestates.co.uk • <http://jordanmarksestates.co.uk>

JIM
Jordan Marks Estates