



Slades

**Flat 5 Whitehayes House, 105 Salisbury Road,
Burton, Christchurch, Dorset, BH23 7JR
PRICE: OIEO £260,000**

VIEWS ACROSS OPEN COUNTRYSIDE TOWARDS THE NEW FOREST ARE A FEATURE OF THIS SUPERB PENTHOUSE APARTMENT IN A GRADE II LISTED COUNTRY HOUSE
SITUATED IN A POPULAR VILLAGE LOCATION

Offered with vacant possession, this spacious 2 double bedroom top floor apartment is situated in a character country house. The property occupies a position on the outskirts of the village of Burton and enjoys open countryside views towards The New Forest. Further benefits include: gas central heating, share of freehold, attractive communal gardens, 2 allocated parking spaces plus visitor car parking plus bicycle store. Potential to create a roof terrace (subject to the usual permissions).

Situated in the village of Burton on the edge of The New Forest National Park and just a short level walk from the main green, village shop, post office and parish church. Christchurch Town Centre with its 11th Century Priory, Town Quay and pedestrianised shopping centre is approximately 1.5 miles distant. An internal viewing is strongly recommended to appreciate the full scope and quality of accommodation available.

A communal front door with entryphone system leads to the communal hallway, communal storage area and stairs to the top floor landing.

A private door leads to Apartment No 5 leading to the entrance hall with stairs to the top floor landing.

The living room has superb views with 3 windows to rear plus further window to left-hand side affording beautiful views. Timber fireplace.

The kitchen has views and incorporates a range of fitted base and eye-level units, worktop space over and concealed lighting. Tiled splashback. Ceramic tiled floor. Windows to front and right-hand side. Full range of integrated appliances including fan-assisted oven, induction hob and extractor cooker canopy over. Washing machine. Dishwasher. Fridge and separate freezer. Further space for tumble dryer. One and a half bowl sink with single drainer and mixer tap. Eye-level cupboard housing 'Vokera' gas boiler.

Bedroom One has windows to left-hand side and rear.

Bedroom Two has views and windows to rear and right-hand side. Airing/storage cupboard housing hot water cylinder, shelving and rails.

The bathroom has a fitted suite comprising panelled bath with mixer tap/shower attachment. Pedestal wash hand basin. Low level w.c. Frosted window to rear. Half tiled walls. Ceramic tiled floor.

The attractive communal gardens are well maintained and comprise areas of lawn with mature shrubs, plants and trees. Shared gravel driveway leads to 2 ALLOCATED CAR PARKING SPACES. There is extra visitor car parking, CYCLE SHED and BIN/STORAGE AREA.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL

LIVING ROOM: 22'5" x 14'9" (6.83m x 4.5m)

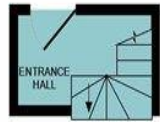
KITCHEN: 14'7" x 13'2" (4.44m x 4.01m)

BEDROOM ONE: 14'9" x 14'5" (4.5m x 4.39m)

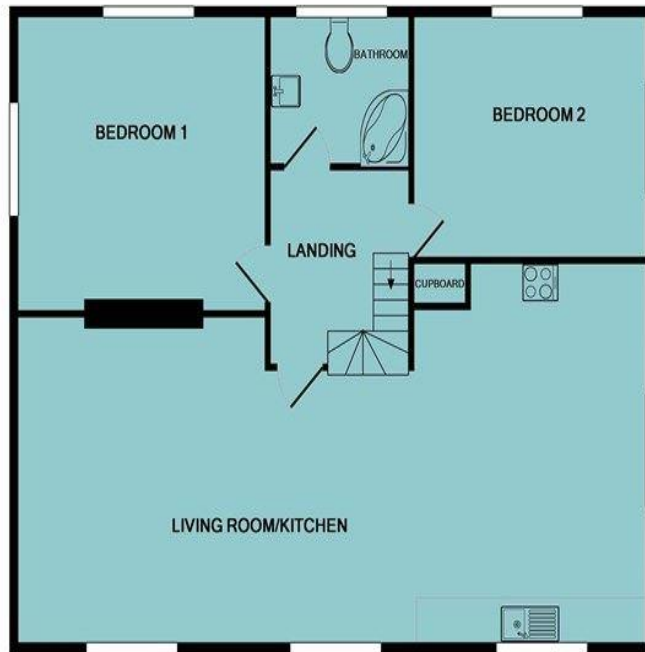
BEDROOM TWO: 13'2" x 12'2" (4.01m x 3.71m)

BATHROOM

COUNCIL TAX BAND: E



ENTRANCE FLOOR
APPROX. FLOOR
AREA 3.2 SQ.M.
(35 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 90.7 SQ.M.
(977 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.0 SQ.M. (1011 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	