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8 IRIDIUM, MUDEFORD, CHRISTCHURCH BH23 3NJ PRICE: 1,395,000

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for every step...

# Four storey waterside townhouse with spectacular views of Christchurch harbour

8 Iridium, Mundeford, Christchurch BH23 3NJ

01425 274444

Price: £1,395,000 Tenure: Freehold

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## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

The picturesque Mundeford Quay is a short walk away. Also nearby is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

No 8 Iridium is a magnificent contemporary style house offering luxuriously appointed and spacious accommodation over four floors. The house has been creatively designed to take full advantage of the spectacular waterside location and benefits from spectacular views of the harbour and sea beyond.

On the second floor is a luxury open plan kitchen/dining area which includes a Poggenpohl fitted kitchen with integrated Gaggenau appliances.

There are fitted wardrobes to all bedrooms and each has a luxurious en-suite bathroom.

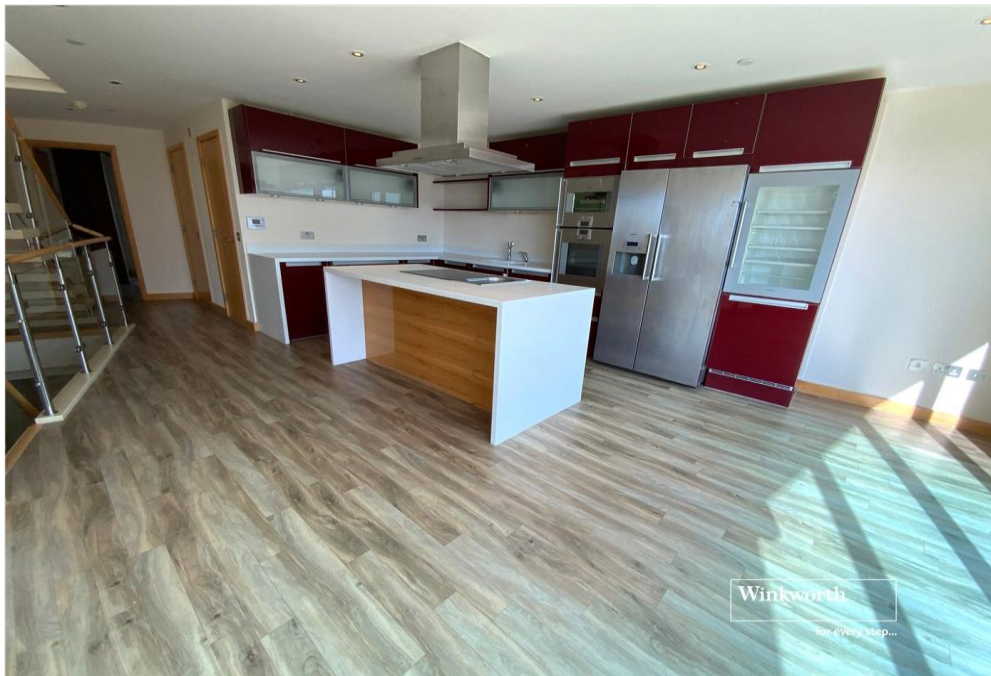
On the top floor is the dual aspect living room with views over the Harbour towards Hengistbury Head and across to the Needles.

On the ground floor is the double garage, boat room / bed room , utility and shower room.

The property also has a large southerly facing terrace on the ground floor and balconies to the remaining three floors.

## Summary:

- Four storey waterside townhouse
  - Over 2000 sq ft of accommodation
  - Four bedrooms all en suite
  - Kitchen/dining area with integrated appliances
  - Living room with terrace
  - Passenger lift to all floors
  - Double length garage and utility room
  - South facing terrace and three balconies
  - Harbour edge location
  - Short walk from the picturesque Mundeford quay & sandy Avon beach
  - Council Tax Band G
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	79	86
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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