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for every step...

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27 MUDE GARDENS, MUDEFORD, BH23 4AR PRICE: £250,000 SHARE OF FREEHOLD

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This delightful two bedroom ground floor flat is set within a purpose built block of just four apartments, surrounded by well-maintained communal gardens.

27 Mude Gardens, Mudeford, BH23 4AR

Price: **£250,000** Tenure: **Share of Freehold**

01425 274444

mudeford@winkworth.co.uk

Description:

This delightful two bedroom ground floor flat is set within a purpose built block of just four apartments, surrounded by well-maintained communal gardens and situated in a quiet cul-de-sac, benefiting from a garage and share of the freehold (with a long underlying lease of 952 years) and is additionally being offered chain free making this home an ideal purchase for a first time buyer or as a second home.

Refurbished throughout, the apartment is bright with plenty of natural light, the entrance hall leads to a spacious lounge/dining room with an electric fireplace, the recently fitted kitchen hosts a range of units and worktops with space for some white goods, while two double bedrooms are serviced by a three-piece bathroom. Furthermore, a built in cupboard and a large store cupboard can be found in the hallway, ideal for keeping your home clutter free.

Location:

This property is within easy walking distance of award winning beaches and the picturesque Mudeford Quay which is still the focal point of the local fishing industry.

Christchurch Town Centre and Highcliffe-On-Sea are also within easy reach both offering an array of independent shops and restaurants to cater for every taste.

Christchurch is renowned for its fascinating heritage, history and in particular the 11th century Priory Church, while Highcliffe lies on a scenic stretch of Solent coastline with views of the Isle of Wight and home to cliff top Highcliffe Castle, a magnificent Grade 1 listed mansion.

Agent's notes:

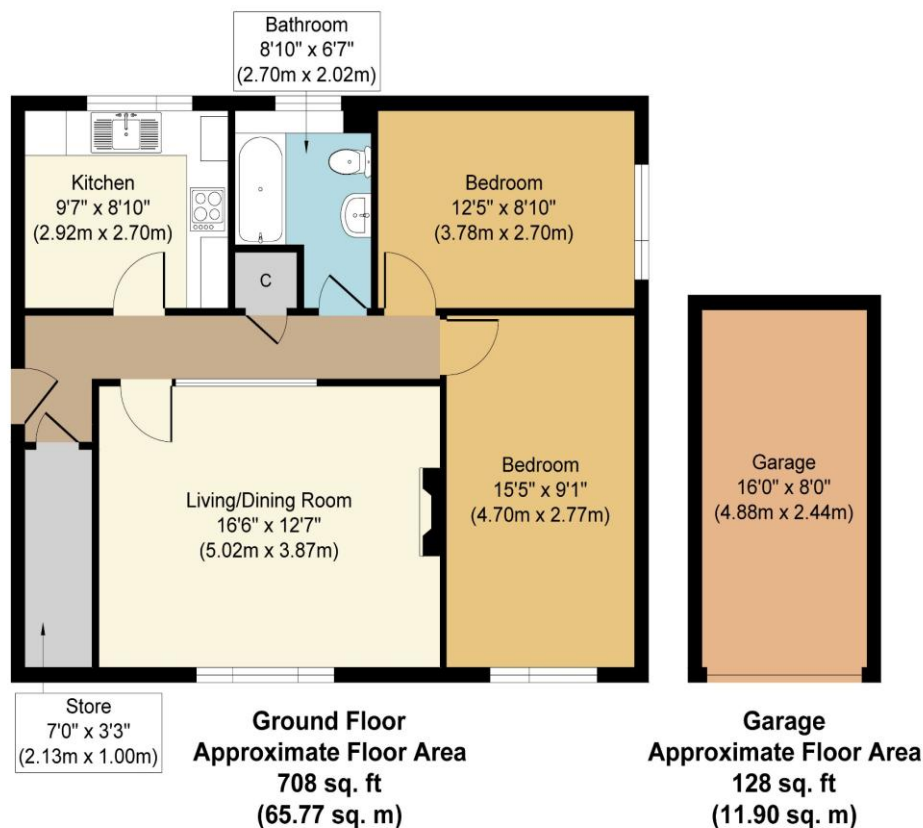
Annual service charge is approx. £1200 per annum

No ground rent payable as each owner owns 1 part share of the freehold

At a glance...

- Ground floor flat in purpose built block offered chain free
- Two double bedrooms
- Lounge/dining room & separate kitchen
- Family bathroom
- Garage in nearby block
- Communal gardens
- Enviably located within easy walking distance of award winning beaches & the picturesque Mudeford quay Beach
- Quiet Cul-de-sac Location
- Share of freehold
- Pets allowed





Useful Information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information affecting the sale of the property under “Part C” of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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