

Flat 2 Rodney Court, Rodney Drive, Mudeford, BH23 3JG

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£269,950 *Share of Freehold*

An immaculately presented ground floor flat of approx. 730sqft in this fantastic location, just a short stroll from Mudeford Quay and the sandy Avon Beach.

KEY FEATURES

- Purpose built ground floor flat
- Two double bedrooms with built in wardrobes
- Modern refitted kitchen with mostly integrated appliances Spacious dual aspect lounge/diner with fitted shutters
- Recently renovated shower room
- Security entry phone system & well-kept communal areas Garage in a block and casual parking area





Mudeford

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DESCRIPTION

Communal front door with secure entry phone system. Door to entrance hall with doors to all rooms;

Dual aspect lounge/dining room with fitted shutters and views over communal gardens at front and rear.

Kitchen has been well fitted with a range of base and eye level units and drawers, good range of integrated appliances.

Principal bedroom with front aspect window and space for wardrobes.

Bedroom two with front aspect window and space for wardrobe.

Recently renovated shower room with corner shower, wash hand basin, WC, side aspect window, heated towel rail and door to airing cupboard.

Garage in nearby block with up and over door, car cleaning area, communal bin storage area, communal washing lines, communal outdoor seating/picnic area and well maintained communal gardens.

Tenure: Share of Freehold

Service Charge/Maintenance: £1000 (approx.) every six months







LOCATION

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible, less than a mile away.

A short journey from the property is the New Forest National Park, just *5.1 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch is *1.9 miles away and offers 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.

MATERIAL INFO

Council Tax Band: C
EPC rating: D

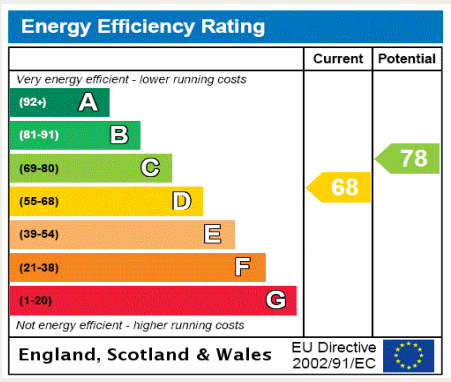
Services – Mains Gas, Mains Electric, Mains Water & Drainage
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.
Broadband Availability* – Ultrafast available up to 5500mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

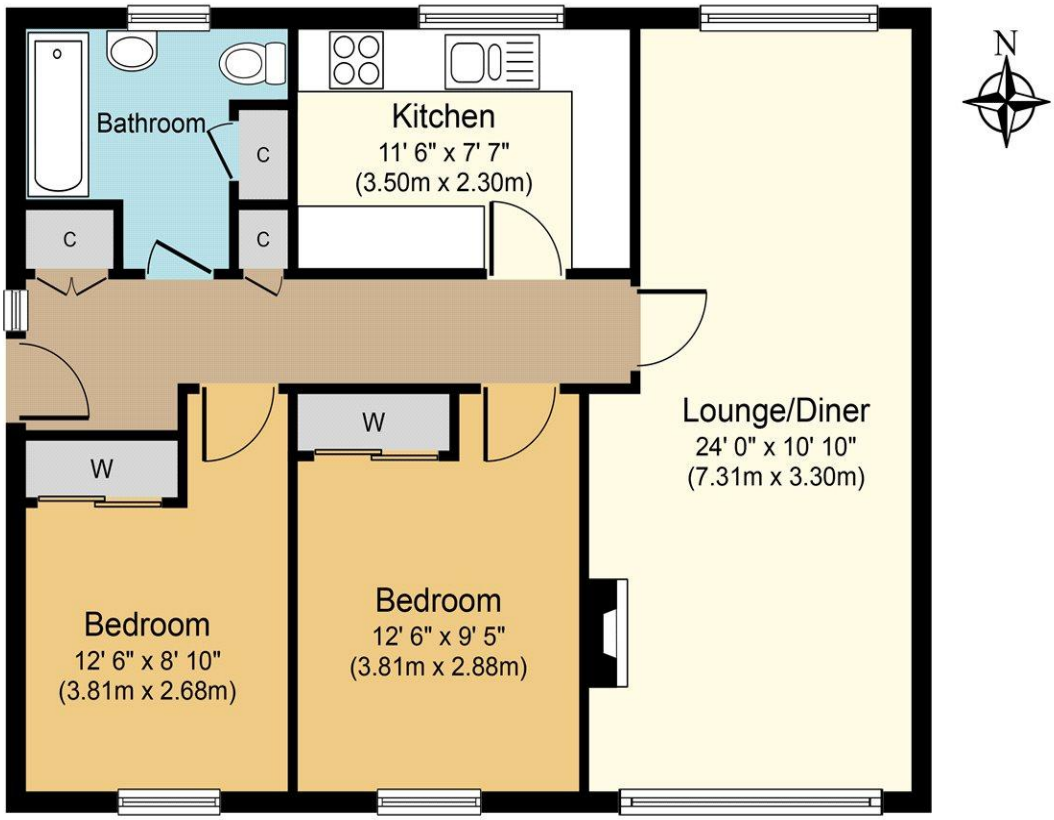
* https://checker.ofcom.org.uk/ used for information regarding service availability

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MUS240142

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Approximate Floor Area
723 sq. ft.
(67.1 sq. m.)

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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