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9 WENTWORTH DRIVE, CHRISTCHURCH, BH23 1RB **PRICE: £220,000 LEASEHOLD**

**Winkworth**

for every step...

# Well presented ground floor flat within a delightful development in the popular "Meridians" area of Christchurch. The property is circa. 1 mile from the town centre with its historic priory and picturesque quay. Offered with no forward chain, benefits include a long lease and allocated parking space.

9 Wentworth Drive, Christchurch, Dorset, BH23 1RB

Price: **£220,000**

Tenure: **Leasehold**

**01425 274444**

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## Situation:

9 Wentworth Drive is an opportunity to purchase a ground floor two bedroom flat in an extremely popular and central location. The property is situated circa. 1 mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services and Christchurch Railway Station (circa 0.6 of a mile) are also nearby.

## Description:

A communal entrance door leads into the purpose built block and Flat 9 can be found on the ground floor. The front door leads into the entrance hall where there is a useful airing cupboard and doors to all rooms.

The lounge/diner is a good sized room with feature bay window and an opening leads into the kitchen which has a range of attractive base and eye level units with an integral cooker, space for tall fridge/freezer and space/plumbing for a washing machine. There is space for a table and chairs and a rear aspect window.

The property features two double bedrooms and a family bathroom with wc, wash hand basin and "P" shaped bath with shower over.

The property is set in mature landscaped grounds and also benefits from an allocated parking space, secure entry phone system and there is also plenty of visitors parking.

Tenure: Leasehold

We understand that there are 953 years remaining on the lease with a peppercorn ground rent and service charge of circa. £1,761.81 per annum.

Council Tax Band = "C"

## Useful Information

**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\*** – Superfast available up to 32mbps

**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

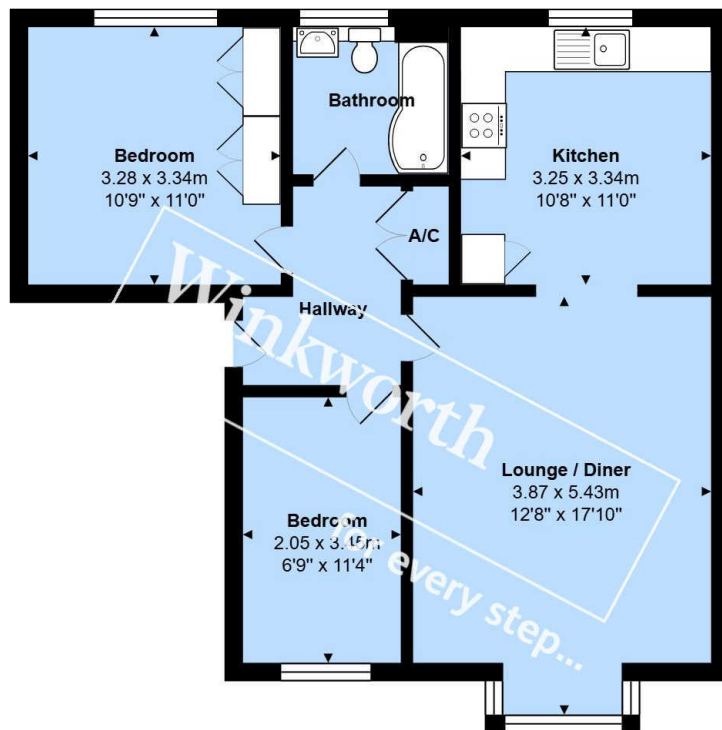
\* <https://checker.ofcom.org.uk/> used for information regarding service availability

## At a glance...

- Well presented ground floor flat within a purpose built block
- Sought after "Meridians" development in Christchurch circa. 1 mile from the town centre with its historic priory and picturesque quay
- Two double bedrooms
- Lounge/dining room with feature bay window
- Kitchen/breakfast room
- Family bathroom
- Allocated parking space
- Long lease
- Peppercorn ground rent
- No forward chain







Ground Floor



Total Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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