



Flat 4 Francesca Grange, Somerford Way, Christchurch BH23 3QN

£170,000 *Share of Freehold*



A well-presented one bedroom first floor flat featuring a private balcony and allocated parking, ideally situated in a convenient residential location close to local amenities and local bus routes.

KEY FEATURES

- First Floor flat (no lift) with balcony
- Fitted kitchen with space for appliances
- Living area with door to balcony
- One bedroom with fitted wardrobe
- Bathroom
- Allocated parking
- Offered with No Forward Chain



Mudeford

01425 274444 | mudeford@winkworth.co.uk

Winkworth

for every step...



Winkworth

for every step...

DESCRIPTION

The property offers well-proportioned accommodation, comprising a comfortable living area, a fitted kitchen, one bedroom with fitted wardrobes and a bathroom with modern 3 piece white suite with shower over bath.

A particular feature of the apartment is the private balcony, providing a pleasant outdoor space and an ideal area to relax or enjoy some fresh air.

The property also benefits from allocated parking, providing convenient off-road parking for residents.

An attractive option for a first-time buyer, downsizer or investor.

Offered with No Forward Chain

Tenure: Share of Freehold

Lease Term: 948 year and 7 months

Service Charge: £1200 per annum



Winkworth

for every step...



Winkworth

for every step...



LOCATION

Ideally positioned within a popular residential area, the apartment offers convenient access to local shops including major supermarkets such as Sainsbury's, Lidl and Aldi along with other amenities, with Christchurch train station just 1.7 miles away.

The nearby historic town of Christchurch is 1.3 miles away and offers a wide range of shops, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Mudford Quay is 1.3 miles and a short journey from the property is the New Forest National Park, just 4.6 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

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



<https://www.winkworth.co.uk/sale/property/MUS260129>

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.

MATERIAL INFO

Council Tax Band: B

EPC rating: C

Services: Mains electric, water and drainage

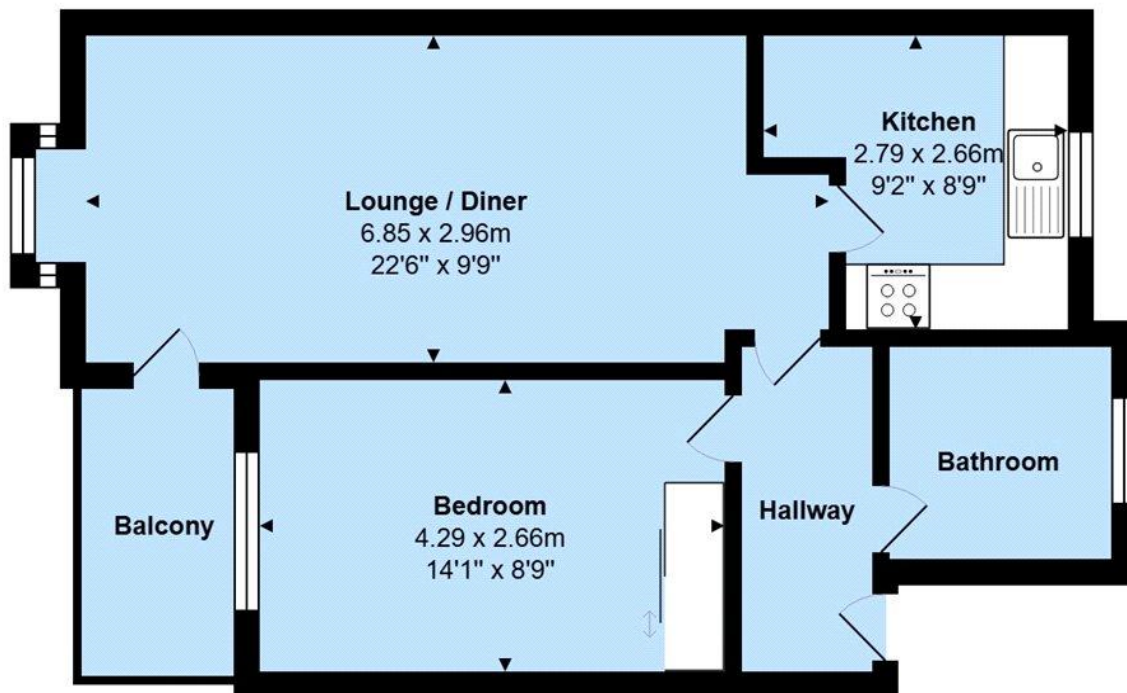
Mobile Network Coverage: Likely outside with all major providers, limited/no coverage from some providers inside.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 47.0 m² ... 506 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Mudeford

01425 274444 | mudeford@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.