

Flat 5, Gilbert Court, 104 Bargates, Christchurch, BH23 1QP

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£175,000 *Leasehold*

Great opportunity to purchase this well presented and spacious first floor flat which is being offered with no forward chain. The property is very well situated in Bargates just a short walk (under 200 metres) to the mainline train station in Christchurch.

KEY FEATURES

- Well presented first floor flat in a purpose built block
- Secure entry phone system & spacious hallway
- One double bedroom with fitted wardrobes
- Lounge/dining room & separate kitchen
- Family bathroom
- Allocated parking space & visitor spaces
- Town centre location
- Short walk to mainline train station





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DESCRIPTION

Gilbert Court is located within 500 metres of Christchurch high street with the towns historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants all nearby. There are regular bus services opposite the flat as well as Christchurch main line railway station under 200 metres away.

A communal entrance with secure entry phone system and stairs leads to the first floor where Flat 5 can be found. The front door opens to a large bright entrance hall where there is space to create a study area. There is also some useful storage.

The lounge/dining room is of a good size with front aspect window and a door leads through to the separate kitchen which has a range of base and eye level units and an integral cooker. There is a front aspect window and space for further appliances.

The double bedroom is set to the rear of the property with a range of fitted wardrobes. The bathroom has a side window and is fitted with a suite comprising WC, wash hand basin and bath with shower over.

To the rear of the property there is an allocated parking space and also some visitors parking spaces.

Agents note:

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.







LOCATION



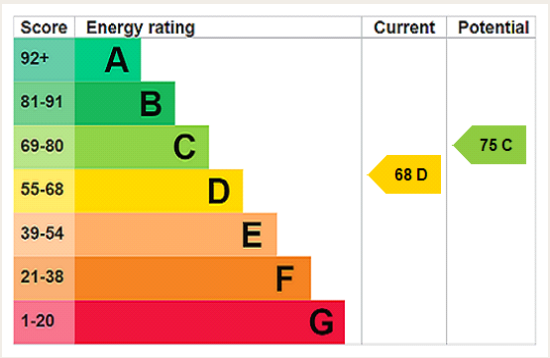
For more information, scan the QR code or visit the link below

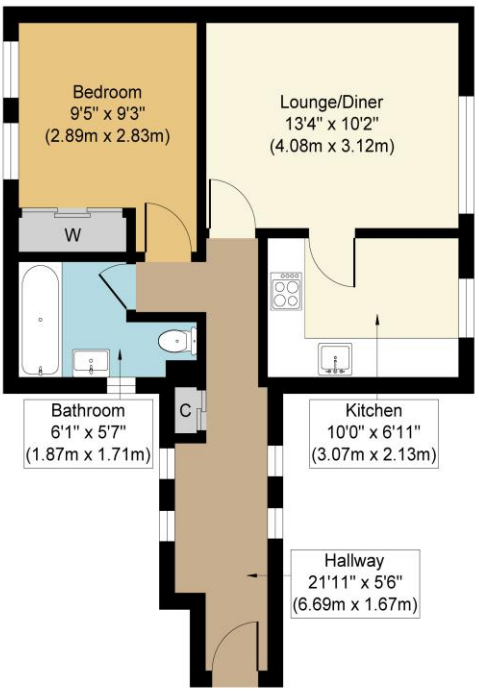
https://www.winkworth.co.uk/sale/property/MUS260084

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

Tenure: Leasehold
Term: 101 years remaining approx. (139 years from 1987)
Service Charge: £1290 per annum
Ground Rent: £200 per annum
Council Tax Band: B
EPC rating: C
Pets: No pets allowed in the block





Approximate Floor Area
465 sq. ft
(43.20 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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