



131a Purewell, Christchurch, Dorset, BH23 1EJ

Offers in excess of £200,000 *Leasehold*

This well presented maisonette style flat is very well situated in the Purewell area of Christchurch less than a mile from the town centre and circa 450m from Stanpit Marsh nature reserve. Award winning beaches and the picturesque Mudeford quay are just over a mile away.

2 1 1

KEY FEATURES

- Well presented maisonette style flat
- Two double bedrooms
- Lounge/dining room
- Kitchen & bathroom
- Less than a mile to Christchurch town centre and circa 450m to Stanpit Marsh nature reserve
- Private entrance & parking space
- Generous lease



Mudeford

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Description:

The private front door leads into the entrance hall, and stairs lead to the landing. The lounge/dining room is a good size with front aspect window. The kitchen has been fitted with a range of base and eye level units as well as some integral appliances, rear aspect window. There are two double bedrooms and a family bathroom with wc, basin and bath with shower over.

The property also has an allocated parking space at the rear which could also be used as garden space if required.

Material information:

Tenure: Leasehold

Term: 148 year

Service Charge: As and when required basis

Ground Rent: £150 per annum

Council Tax Band: B

EPC rating: D

Services: Mains gas, electric, water and drainage

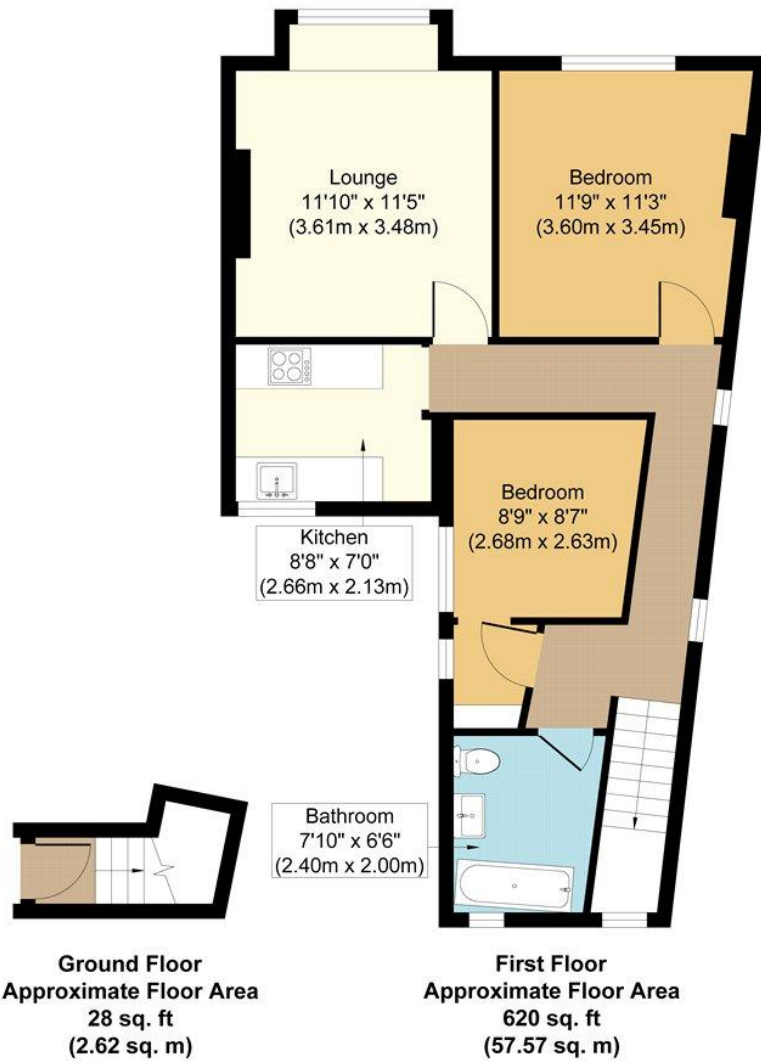
Mobile Network Coverage: Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability: Ultrafast available up to 1000mbps

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







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/MUS260078>

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.

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