



FLAT D, 70 COMET WAY, CHRISTCHURCH BH23 4JW PRICE £125,000 LEASEHOLD

EPC = C

Winkworth

for every step...

First floor studio flat well situated close to Mundeford Wood and within easy reach of the picturesque Mundeford quay and sandy "blue flag" Avon beach.

Flat D, 70 Comet Way, Christchurch BH23 4JW **01425 274444**
Price £125,000 Leasehold mudedeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford Quay and Stanpit Marsh Nature Reserve are within walking distance.

The nearby historic town of Christchurch has

a wide range of shops, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton, and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Description:

First floor studio flat situated in a quiet residential cul-de-sac just a short walk from Mundeford Wood and within easy reach of sandy Avon beach and the picturesque Mundeford quay;

Lounge/bedroom

Fitted kitchen

Shower room

Built in wardrobe and dressing area

Allocated parking space

Communal garden area

Leasehold with approx. 80 years remaining (awaiting confirmation from vendor)

Maintenance, insurance & ground rent is approx. £300 p.a.

BCP Council - Tax Band "A"

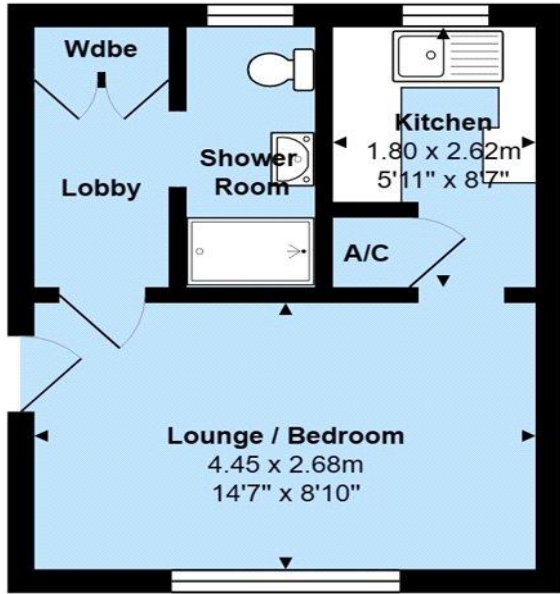
Summary:

- First floor studio flat
- Kitchen
- Shower room
- Dressing area & wardrobe
- Living space/bedroom
- Allocated parking space
- Leasehold

Directions:

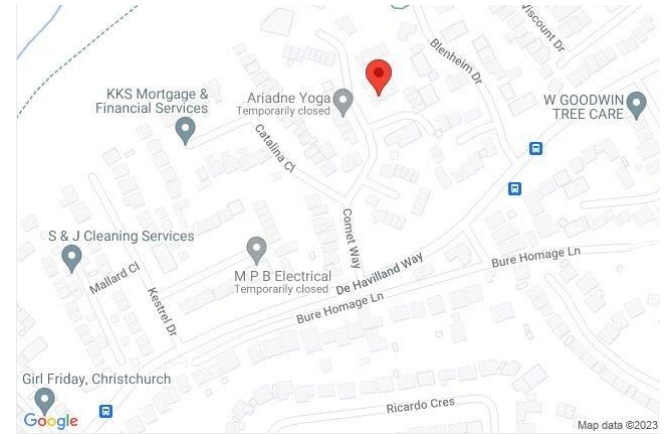
From the Mundeford office turn right onto Mundeford Lane. Continue and take third turning right onto De Havilland Way and then fifth turning left onto Comet Way where the property can be located.





Total Area: 24.3 m² ... 262 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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