



1 Park Gardens, Christchurch, BH23 3PQ

£125,000 *Leasehold*



Conveniently situated close to local shops and bus services in Purewell, this purpose-built ground floor flat is ideally positioned approximately one mile from Christchurch town centre, with its historic 11th-century Priory, Town Quay and excellent selection of shops, cafés and restaurants.

KEY FEATURES

- Purpose build ground floor flat
- One bedroom
- Kitchen
- Good size lounge
- Bathroom
- Communal garden
- Offered chain free



Mudeford

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DESCRIPTION

The accommodation comprises a good-sized lounge, separate kitchen, one double bedroom and bathroom. Further benefits include UPVC double glazing and electric heating.

There is a private communal garden area to one side of the block, and this flat has the benefit of 90 years remaining on the lease.

LOCATION

The picturesque Mudford Quay and award winning beaches are around one mile away, offering coastal walks, water sports, kayak and paddleboard hire, and popular restaurants.

Stanpit Marsh nature reserve is within 500m while excellent local schools are also nearby.

Agents notes:

£250 is payable towards a reserve fund each year.

Managing agent is Woodley & Associates

Tenure: Leasehold

Term: 90 years and 7 months

Service Charge: £1603 per annum

Reserve fund: payment of £250 per annum into a reserve/sinking fund





MAP



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



<https://www.winkworth.co.uk/sale/property/MUS260127>

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.

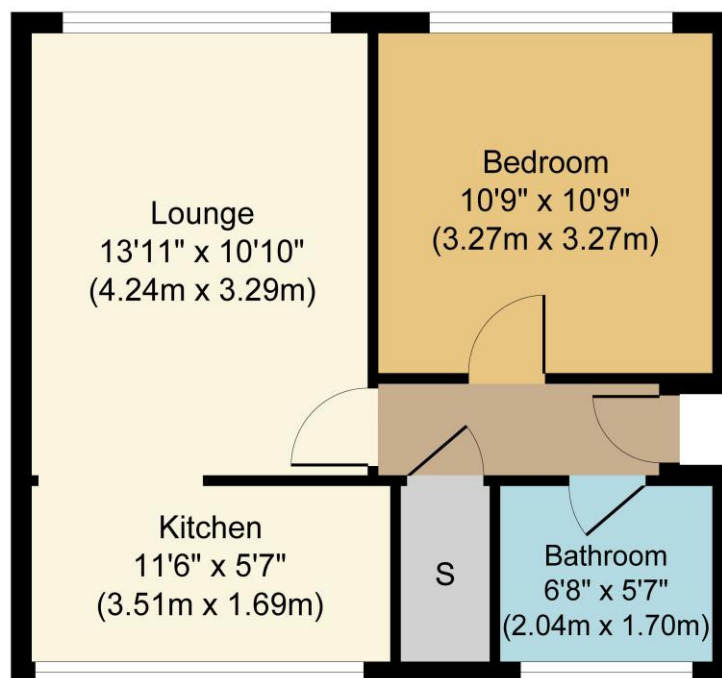
MATERIAL INFO

Council Tax Band: A
EPC rating: E

Services – Mains Electric, Mains Water & Drainage
Mobile Network Coverage* – Likely outside with all major providers, some restrictions 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		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Approximate Floor Area
427 sq. ft
(39.68 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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