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FLAT 8 DUDSBURY COURT, 4 RUSHFORD WARREN, MUDEFORD BH23 3NX £325,000 **SHARE OF FREEHOLD**

**Winkworth**

for every step...



# A well-presented duplex apartment in a purpose built block with views overlooking Christchurch Harbour towards Hengistbury Head and the Purbecks beyond.

Flat 8, Dudsbury Court, 4 Rushford Warren, Mudeford, Christchurch BH23 3NX

Price: **£325,000**

Tenure: **Share of Freehold**

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## Situation

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

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.

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.

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

A well-presented duplex apartment situated within this purpose built block with views over Christchurch harbour towards Hengistbury Head:

The block is accessed via a communal entrance door with secure entry phone system. Flat 8 is situated on the second floor with door opening to an entrance hall with storage cupboards.

There is a lounge/dining room which enjoys a triple aspect with door opening to a sun balcony and some views towards Hengistbury Head.

On this floor is a fitted kitchen with front aspect window, a range of base and eye level cupboards and drawers, space for electric oven and hob, space and plumbing for washing machine, space for low level fridge/freezer.

Internal stairs rise to the top floor landing.

Two double bedrooms to the top floor with the principal bedroom enjoying a triple aspect and sun balcony with a stunning view over the harbour and towards Hengistbury Head and the Purbecks beyond (perfect for watching the later afternoon sunsets).

Bedroom two has fitted wardrobes and there is a separate family bathroom with ceiling lantern, bath with shower over, wash hand basin, heated towel rail and WC.

The property benefits from electric heating, UPVC double glazing and an allocated space in the basement parking area.

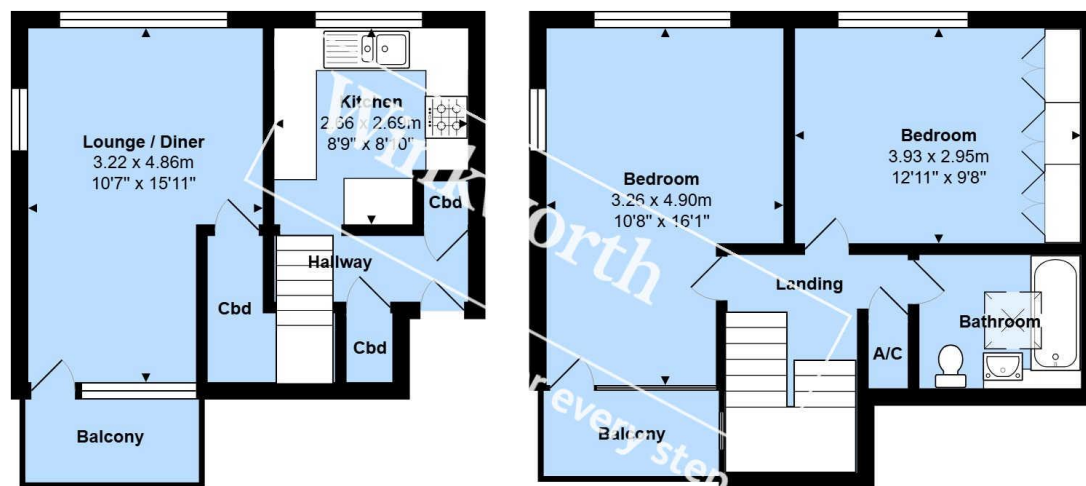
Flat owners also have access via the Waterside residents Dinghy Park to the Harbour via a private slipway.

## At a glance...

- Duplex apartment with harbour views set over two floors.
- Two double bedrooms
- Lounge/dining room
- Two sun balconies
- Kitchen & Family Bathroom
- Basement parking area
- Access to Christchurch harbour via Waterside resident's private slipway and Dinghy Park
- Short walk to the picturesque Mudeford quay and award winning beaches
- No forward chain
- BCP Council Tax Band = "D"
- Maintenance & service charge is approx. £1500 per annum.
- Sold with a share of the freehold and the remainder of a 999 year lease attached.







Second Floor

Third Floor



Total Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



#### Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	35 F	
1-20	G		

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