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FLAT 9 RODNEY COURT, RODNEY DRIVE, MUDEFORD BH23 3JB PRICE £279,950 SHARE OF FREEHOLD

Winkworth

for every step...

Very well situated top floor flat presented in immaculate condition in this delightful purpose built development within a short walk of sandy Avon beach and the picturesque Mudeford quay.

Flat 9 Rodney Court, Rodney Drive, BH23 3JB

Price £279,950 **Share of Freehold**

01425 274444

mudeford@winkworth.co.uk

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. 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:

Very well situated top floor flat (no lift) presented in immaculate condition in this delightful purpose built development within a short walk of sandy Avon beach and the picturesque Mudeford quay.

Stairs rise from the communal front door to the second floor landing;

Entrance hall with doors to all rooms, storage cupboard;

Dual aspect lounge/dining room with open serving space through to kitchen.

Kitchen has been well fitted with a range of base and eye level units and drawers, integrated electric oven and hob, space for tall fridge/freezer, space for washing machine and space for dishwasher/tumble dryer.

Master bedroom with space for wardrobes, bedside tables and dressing table.

Bedroom two with space for wardrobes.

Family bathroom with bath, shower over, wash hand basin, low level WC and door to airing cupboard housing gas fired combi boiler.

Garage in nearby block with up and over door, car cleaning area, communal bin storage area, communal washing lines, communal outdoor seating/picnic area and well maintained communal gardens.

Tenure: Share of Freehold

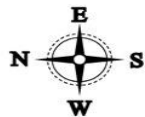
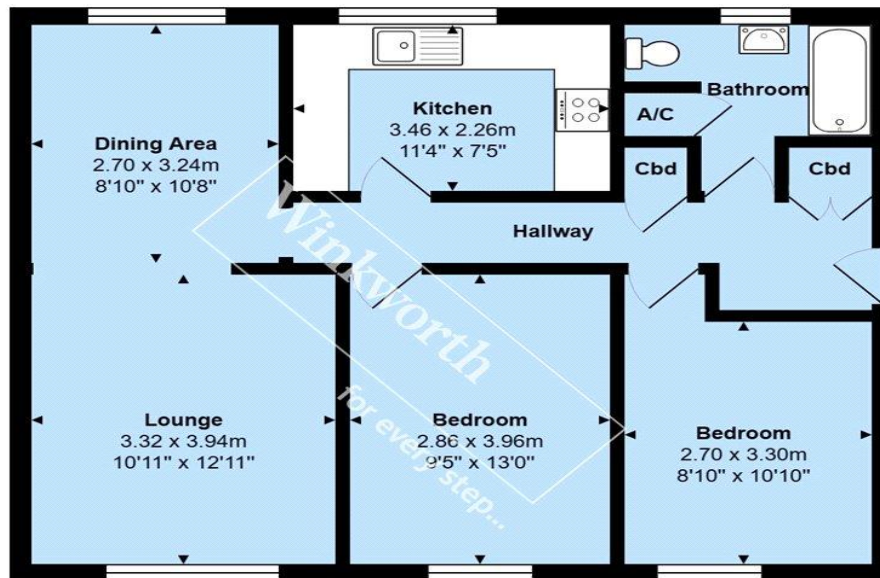
Maintenance & Service charge: £982 every 6 months

Lease: 999 years from 31st March 1976

Summary:

- Top floor flat in immaculate condition
- Two double bedrooms
- Lounge/dining room
- Fitted kitchen
- Family bathroom
- Garage in nearby block
- Communal gardens
- Secure entry phone system
- Short walk to sandy Avon beach & Mudeford quay
- Offered with no forward chain
- BCP Council: Tax Band "C"





Total Area: 67.4 m² ... 725 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		76
(55-68) D	59	
(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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