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24 BURE COURT, SOPWITH CLOSE, MUDEFORD, BH23 4JB £179,950 LEASEHOLD

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Well presented ground floor flat in a purpose built block specifically designed for those aged 55 or over.

24 Bure Court, Sopwith Close, Mudeford, BH23 4JB

Price: £179,950

Tenure: Leasehold

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 (circa 1 mile). The picturesque Mudeford Quay is also just a short walk away (circa 1.3 miles).

A short car ride from the property is the New Forest National Park (circa. 5 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa. 2 miles) 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.

Description:

Well presented ground floor flat in a purpose built block specifically designed for those aged 55 or over. The property is very well situated directly opposite some local shops and circa. 1.3 miles from the picturesque Mudeford quay and circa. 1 mile from the award winning Avon Beach. This property is offered to the market with no forward chain and an internal inspection is highly recommended.

The accommodation comprises front door leading to entrance hallway, a double bedroom with rear aspect window and some fitted furniture, spacious shower room with walk in shower, w.c. and wash hand basin, large walk in cupboard.

There is a good size lounge/dining room with rear aspect window and door to a patio area and the communal gardens. Access then to a fitted kitchen with front aspect window, range of cupboards and drawers to two sides and space for appliances.

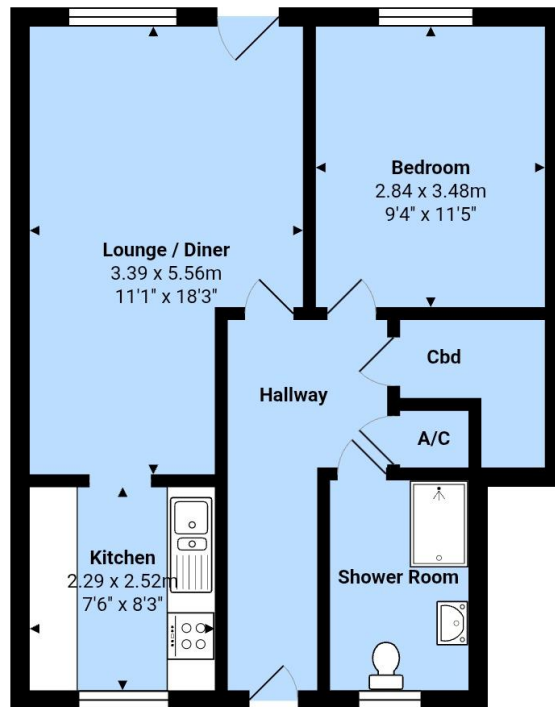
Parking is available on a first come, first served basis in the residents communal parking area and there is also a bin and bike store.

Approx. 57 years remaining on the lease and the maintenance/service charge is circa. £1350 per annum.

At a glance...

- Ground floor flat for the over 55's
- One double bedroom
- Lounge/dining room
- Kitchen
- Shower room
- Entrance hall
- UPVC double glazing and electric heating
- Residents parking area
- Patio area at the rear & communal gardens
- Circa. 1.3 miles to Mudeford quay
- Circa. 1 mile to award winning Avon Beach
- Opposite some local shops
- BCP Council Tax Band = "B"





Heat-Loss Perimeter: 16.7m ... 55ft



Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only



Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings. All distances given have been calculated using Google maps.

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