



Winkworth

for every step...

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FLAT 7, MARINERS COURT, 1 RODNEY DRIVE, MUDEFORD BH23 3JG PRICE: £272,500

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Refurbished top floor flat presented in immaculate condition within a short walk of the picturesque Mundeford quay and sandy "blue flag" Avon beach.

Flat 7, Mariners Court, 1 Rodney Drive, Mundeford BH23 3JG

01425 274444

Price: £272,500 Tenure: Share of freehold

mundeford@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. 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 presented in immaculate condition in this delightful purpose built development within a short walk of sandy Avon beach and the picturesque Mundeford quay.

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

Entrance hall with doors to all rooms;

Dual aspect lounge/dining room with some lovely views over Mundeford, breakfast bar in the dining area with opening through to the kitchen.

Kitchen has been well fitted with a range of base and eye level units and drawers, integrated under counter fridge and freezer, electric double oven, Bosch full size dishwasher and Bosch Induction Hob plus space and plumbing for washing machine.

Master bedroom with sliding doors to fitted double wardrobe.

Bedroom two also has a fitted wardrobe.

Family bathroom with bath, shower over, wash hand basin, WC and door to airing cupboard.

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

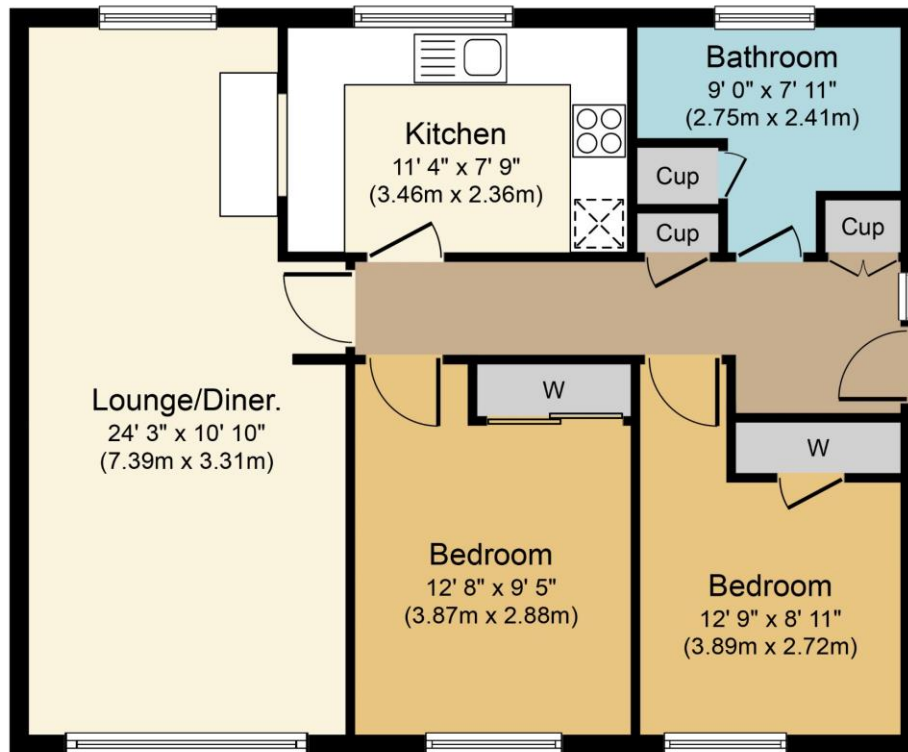
Lease: 999 years from 31st March 1976

BCP Council: Tax Band "C"

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
- Some lovely views across Mundeford
- Short walk to sandy Avon beach & Mundeford quay

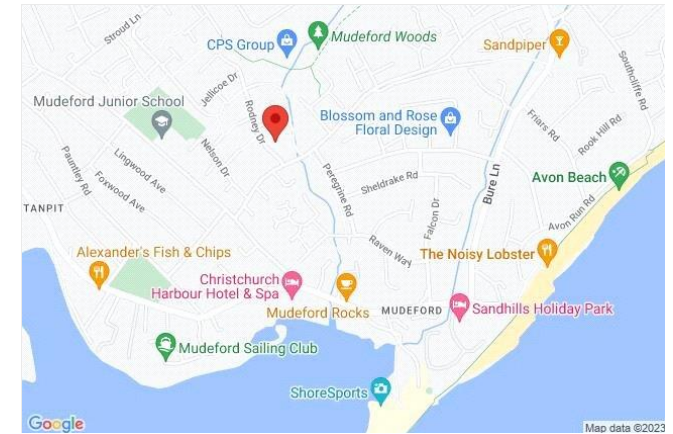




Approximate Floor Area
724 sq. ft.
(67.3 sq. m.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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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