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FLAT 18, MARINERS COURT, 1 RODNEY DRIVE, CHRISTCHURCH BH23 3JG PRICE: £272,500 SHARE OF FREEHOLD

Winkworth

for every step...

Very well situated top floor flat (no lift) presented in immaculate condition in this delightful purpose built development close to award winning beaches (circa. 1500 meters) and picturesque Mudeford quay (circa. 1 mile).

Flat 18, Mariners Court, 1 Rodney Drive, Mudeford, Christchurch BH23 3JG

Price: **£272,500**

Tenure: **Share of Freehold**

01425 274444

mudeford@winkworth.co.uk

Situation

The property is situated circa. 1500 meters away from 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 (circa. 5 miles) 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 (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. 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 close to award winning beaches (circa. 1500 meters) and picturesque Mudeford quay (circa. 1 mile).

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 slimline dishwasher.

Master bedroom with fitted wardrobes, bedside tables, dressing table and space for double bed, bedroom two is also a double with space for wardrobe/desk.

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: For 2025/26 - £2250 per annum payable in 6 monthly instalments (March & September)

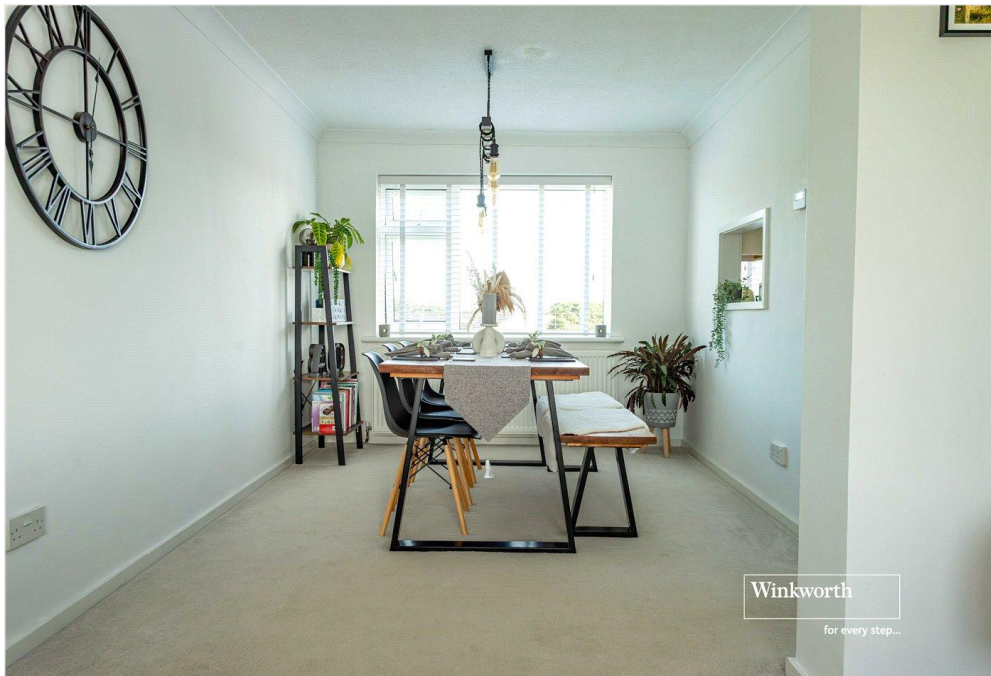
Lease: 999 years from 31st March 1976

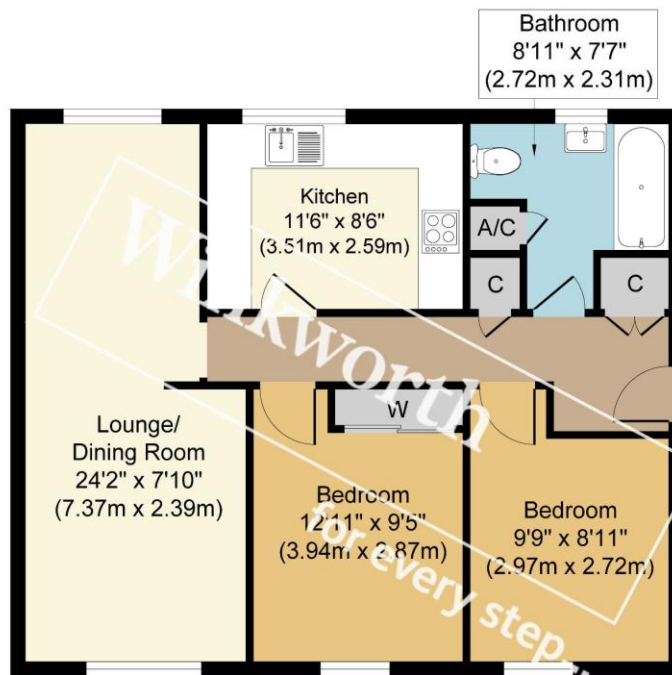
At a glance...

- Top floor flat (no lift) in immaculate condition
- Two double bedrooms
- Dual aspect lounge/dining room
- Fitted kitchen
- Family bathroom
- Garage in nearby block
- Communal gardens
- Secure entry phone system
- Close to award winning beaches (circa. 1500 meters) & Mudeford quay (circa. 1 mile)
- Immaculate presentation
- BCP Council: Tax Band "C"

Agents notes:

One of the vendors of this property is an employee of Southern Coastal Realty LTD (trading as Winkworth Highcliffe & Mudeford)





Approximate Floor Area
699 sq. ft
(64.93 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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Mudeford | 01425 274444 | mudeford@winkworth.co.uk

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

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