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FLAT 1 WATERFORD LODGE, 87 BURE LANE, CHRISTCHURCH BH23 4DN PRICE £299,950 LEASEHOLD

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# Stunning ground floor flat recently refurbished and finished to a very high standard throughout, very well situated on the edge of Friars Cliff circa half a mile from award winning beaches and less than a mile from the picturesque Mudeford quay.

Flat 1 Waterford Lodge, 87 Bure Lane, Christchurch BH23 4DN

Price: **£299,950**

Tenure: **Leasehold**

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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 within circa 0.5 of a mile. Mudeford Quay is less than a mile away with direct access to the water via a public slipway.

Christchurch Harbour offers 1000 acres of shallow inland water with a sheltered bay beyond.

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. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

Stunning ground floor flat recently refurbished and finished to a very high standard throughout very well situated on the edge of Friars Cliff circa half a mile from award winning beaches and circa less than a mile from the picturesque Mudeford quay. This flat currently has an over 50's only age restriction in place.

The property benefits from a residents communal parking area, 112 years remaining on a 125 year lease and private gated access with secure entry phone system. The property enjoys a sunny aspect with each room enjoying a good degree of natural light.

The accommodation comprises an open plan kitchen/dining/living space with patio doors to a south facing communal patio area and gardens.

The kitchen area has an outside window and enjoys a range of fitted cupboards and drawers, inset electric hob, electric oven under, integrated fridge/freezer and space for dishwasher.

There are two double bedrooms with the main bedroom benefiting from fitted wardrobes, en-suite bathroom and walk-in wardrobe/utility cupboard housing the hot water cylinder and with space/plumbing for a washing machine and tumble dryer.

The bathroom enjoys an outside window and has been re-fitted with a suite comprising bath with shower screen and shower over, wash hand basin, w.c. and heated towel rail.

There is also a separate cloakroom with window, w.c. and wash hand basin.

Brand new electric radiators fitted throughout with smart thermostats.

This is a great opportunity to purchase a recently refurbished two bedroom flat specifically for those aged 50 or over in a fantastic location, close to beaches and a wide range of local shops, pubs, cafes, and various other amenities.

## Summary:

- Stunning ground floor flat for over 50's
- Recently refurbished throughout and finished to a very high standard
- Open plan kitchen/dining/living space
- Patio doors leading to patio & communal gardens
- Two double bedrooms
- En-suite bathroom to the main bedroom & walk-in wardrobe/utility cupboard
- Separate cloakroom
- Residents parking area
- Secure entry phone system
- Gated development
- Very well situated circa 0.5 of a mile from award winning beaches and circa a mile from the picturesque Mudeford quay

## Agents notes:

- Annual service charge is approx. £1148 per annum (based on 2025/26 figures).
- Ground rent is £250 per annum.
- Lease has 112 years remaining





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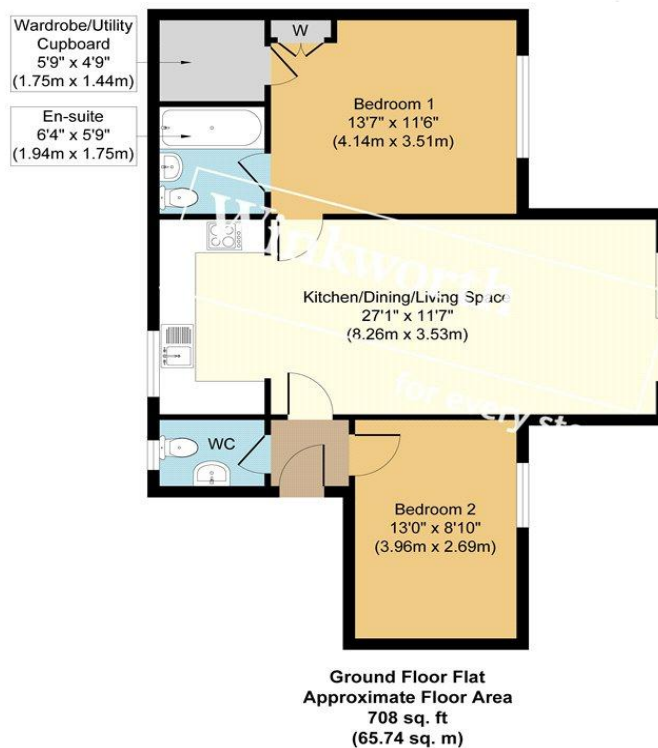


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## Useful Information

**Services** – Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 75mbps

**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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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