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FLAT 4, SANDFORD HOUSE, 151 MUDEFORD LANE, BH23 3HR PRICE: £225,000

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Well presented first floor flat with some harbour views very well situated close to the picturesque Mudeford quay and the sandy "blue flag" Avon beach.

Flat 4, Sandford House, 151 Mudeford Lane, BH23 3HR

Price: £225,000

Tenure: Share of freehold

01425 274444

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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 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:

A well presented first floor flat situated within a purpose built block opposite the Christchurch Harbour Hotel in Mudeford with some harbour glimpses;

One spacious double bedroom with space for wardrobes and cupboards

Open plan kitchen / living area with some integrated appliances, door to small balcony.

Separate shower room

Residents communal parking area

Delightful communal garden

Electric heating system

Close to Mudeford Quay and Avon Beach

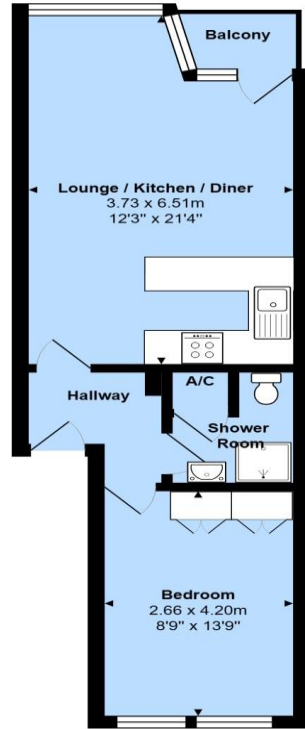
Share of freehold

Maintenance/service charge - approx. £1000 per annum paid twice yearly.

Summary:

- First floor flat in purpose built block
- Harbour glimpses
- One double bedroom
- Open plan kitchen/lounge/dining area
- Door to south facing balcony
- Shower room
- Residents communal parking
- Share of freehold
- No forward chain
- Council Tax Band B





Total Area: 41.3 m² ... 445 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		78
(55-68) D	58	
(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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