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39 BURE PARK, CHRISTCHURCH BH23 4EF

£255,000 SHARE OF FREEHOLD

Winkworth

for every step...

Well presented first floor flat within a purpose built block on the popular Bure Park development very well situated on the edge of Friars Cliff and just a few minutes walk from the local beaches.

39 Bure Park, Friars Cliff, Christchurch, BH23 4EF

01425 274444

Price: £255,000 Share of Freehold

mudford@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. 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.

Maintenance & service charge:

£1059.36 (Figure is subject to change)

Figure does not include Block Insurance (approx. £1100 including insurance)

Given as a budget prediction with Burns Hamilton (Bure Park (1990) AGM 29th April 2022.

Description:

Well presented first floor flat in a purpose built block very well situated on the edge of Friars Cliff within a few minutes walk of local beaches.

Stairs rise from the front door to the first floor landing;

Spacious living room with front and side aspect windows

Kitchen/breakfast room with a range of base and eye level units and drawers, fitted breakfast table, rear and side aspect windows.

Master bedroom with front aspect window and fitted wardrobe.

Bedroom two with rear aspect window and space for wardrobes.

Family bathroom with shower over the bath.

Electric night storage heaters, UPVC double glazed windows, recently fitted hot water cylinder.

Garage in nearby block and residents private gate to footpath leading down to Avon Run Road and the local beaches.

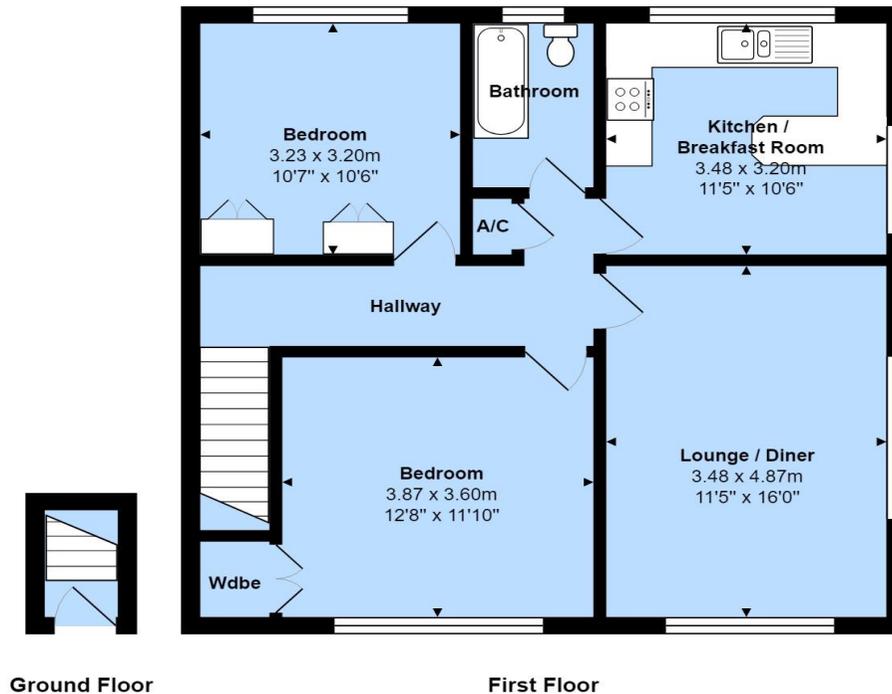
Summary:

- Well presented first floor flat
- Two double bedrooms
- Living room
- Kitchen/breakfast room
- Family bathroom
- UPVC double glazing
- Electric heating
- Garage in nearby block
- Private gate with path leading to local beaches
- No forward chain

Directions:

From our Mudeford office, turn left and merge on to Bure Lane. Turn right just past the Sandpiper Public House continuing on Bure Lane and then immediately on the right is the Bure Park development. 39 can be found on the right hand side.





Total Area: 71.5 m² ... 770 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		79
(55-68) D	66	
(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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