



Winkworth

for every step...

2  1  1  EPC = D

33 BURE PARK, FRIARS CLIFF, BH23 4EF £300,000 SHARE OF FREEHOLD

Winkworth

for every step...

This recently refurbished ground floor flat is located on the popular Bure Park development, just a short walk (circa 0.5 of a mile) from award winning Avon Beach with arguably one of the best positions on the development.

33 Bure Park, Friars Cliff, BH23 4EF
Price: £300,000 Tenure: Share of Freehold

01425 274444
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 Mudford’s sandy Avon Beach and Friars Cliff Beach within circa 0.5 of a mile. Mudford Quay is circa 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:

This recently refurbished ground floor flat is located on the popular Bure Park development, just a short walk (circa 0.5 of a mile) from award winning Avon Beach with arguably one of the best positions on the development.

The property benefits from a garage in a nearby block, share of freehold and private gated access to a path leading to the beach. The property enjoys a sunny aspect with each room enjoying a good degree of natural sunlight.

The accommodation comprises a spacious lounge, kitchen/breakfast room, two double bedrooms and a recently fitted shower room. The garage is in a nearby block (conveniently close to the back door of the flat) and there is also some communal car parking.

There are two sandy beaches a mere 400 yards away that can be accessed via a private locked gate for residents only. The development also has very spacious and well maintained communal gardens.

This is a great opportunity to purchase a refurbished two bedroom flat in a fantastic location, close to the beach and a wide range of local shops, pubs, cafes, and various other amenities.

At a glance...

- Ground floor flat
- Two double bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Shower room
- Garage in nearby block
- Patio area and communal gardens
- Great location close to sandy beaches with private gate for residents
- No forward chain
- Annual service charge is approx. £1100.00 per annum.
- Annual building insurance is approx. £230.00 per annum.
- No ground rent payable.





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.
Copyright V360 Ltd 2023 | www.houseviz.com

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		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.