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FLAT 13 MARINERS COURT, RODNEY DRIVE, MUDEFORD BH23 3JG PRICE £272,500 SHARE OF FREEHOLD

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# Well situated first floor flat in a purpose built block within easy walking distance of the sandy "blue flag" Avon beach and picturesque Mundeford quay.

Flat 13 Mariners Court, Rodney Drive,  
Mundeford BH23 3JG

Price £272,500 **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 Mundeford'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:

Very well situated first floor flat presented in an immaculate condition in this delightful purpose built development within a short walk of sandy Avon beach and the picturesque Mundeford quay.

Stairs rise from the communal front door to the first floor landing.

Entrance hall with doors to all rooms;

Dual aspect lounge/dining room with views over communal gardens at front and rear.

Kitchen has been well fitted with a range of base and eye level units and drawers, space for under counter fridge/freezer, electric double oven, gas hob and extractor over, integrated dishwasher.

Principal bedroom with front aspect window and space for wardrobes

Bedroom two with front aspect window and space for wardrobe.

Shower room with walk in shower, wash hand basin, WC, and door to airing cupboard.

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

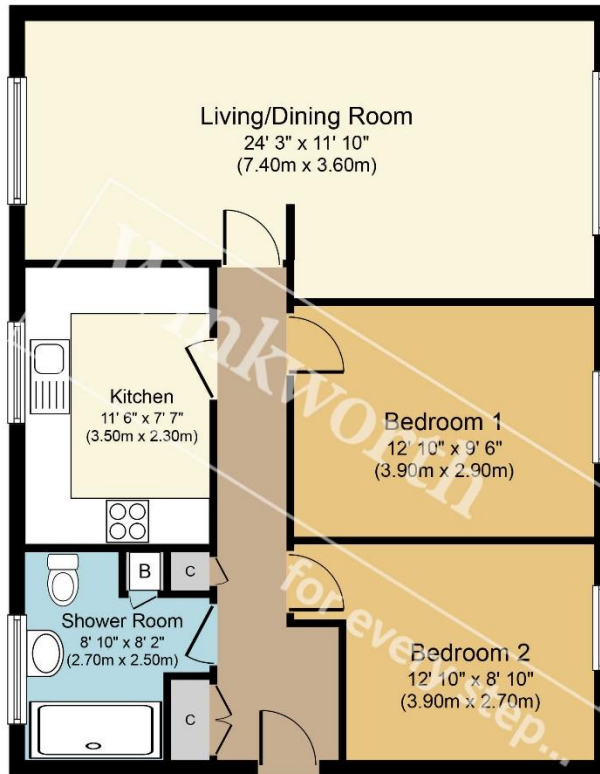
Maintenance & Service charge: £982 every 6 months

Lease: 999 years from 1976

## Summary:

- First floor flat in immaculate condition
- Two double bedrooms
- Dual aspect lounge/dining room
- Fitted kitchen
- Shower room
- Garage in nearby block
- Communal gardens
- Secure entry phone system
- Short walk to sandy Avon beach & Mundeford quay
- BCP Council: Tax Band "C"
- No forward chain





Approximate Floor Area  
765 sq. ft.  
(71.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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