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FLAT 4, SCAMPTON HOUSE, 20-24 GRANGE ROAD, MUDEFORD BH23 4JD PRICE: £265,000 SHARE OF FREEHOLD

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Scampton House is a select development of 8 spacious apartments very well situated in Mundeford within easy reach of award winning beaches.

Flat 4, Scampton House, 20-24 Grange Road, Mundeford, Christchurch, BH23 4JD

Price: £265,000

Tenure: Share of Freehold

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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. Mundeford Quay is a short walk away.

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.

Mundeford Wood with its community centre and East Christchurch Sports & Social Club with its playing fields and tennis courts are also just a short walk away.

Description:

Scampton House is a select development of 8 spacious apartments very well situated in Mundeford within easy reach of award winning beaches.

This well appointed first floor apartment benefits from two double bedrooms, two luxury bathrooms and an allocated parking space. It also benefits from the remainder of a 999 year lease.

Apartment 4 is located on the first floor with communal stairs providing access from the entrance hall. There is also a secure phone entry system.

A key feature of this property is its open plan living area where the well fitted kitchen features a range of base and eye level units with integrated appliances.

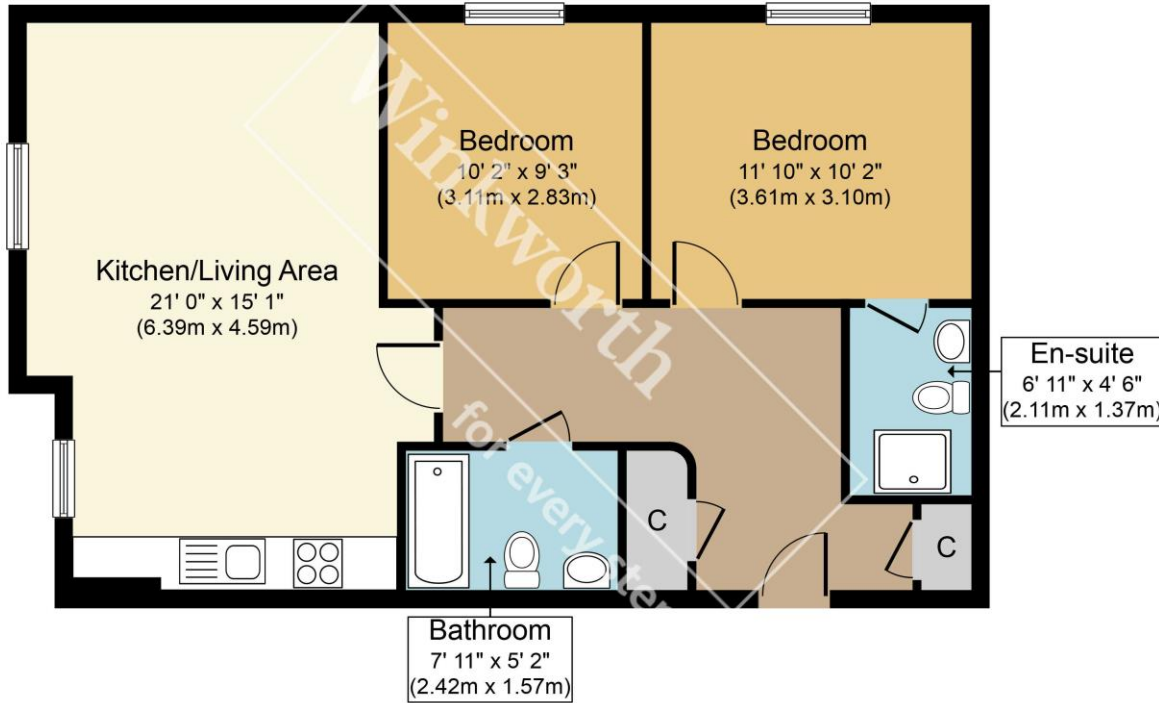
There are two double bedrooms, one of which benefits from a luxury ensuite with w.c., wash hand basin and shower unit. There is also a luxury family bathroom which has a suite comprising w.c., wash hand basin and bath with shower over.

This lovely flat is presented to a high standard and is offered for sale with no forward chain.

At a glance...

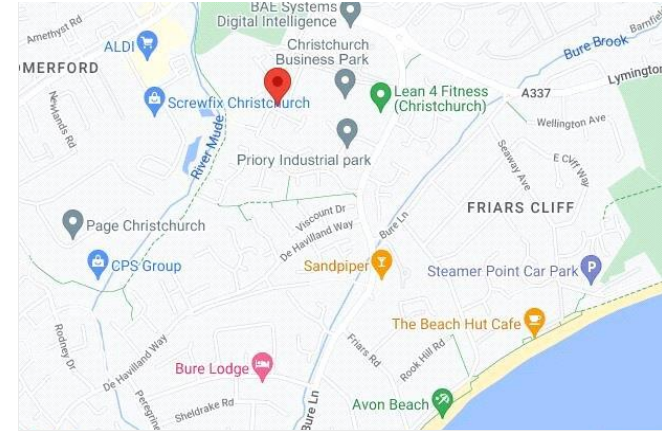
- First floor flat
- Two double bedrooms
- Two luxury bath/shower rooms
- Open plan kitchen/living space
- Allocated parking space
- Secure entry phone system
- Communal hall and stairs
- Share of freehold
- Remainder of 999 year lease attached
- 6 years remaining on house builders guarantee
- No forward chain





Approximate Floor Area
685 sq.ft.
(63.6 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+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(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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