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FLAT 9 DONNYBROOK, 153 MUDEFORD LANE, CHRISTCHURCH BH23 3HR PRICE: £475,000 SHARE OF FREEHOLD

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# A spacious and well presented first floor apartment measuring over 1000 sq.ft. within the highly sought after "Donnybrook" development opposite the Christchurch Harbour Hotel and enjoying some "harbour glimpses".

Flat 9 Donnybrook, 153 Mundeford Lane, Christchurch, BH23 3HR

Price: £475,000

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.

## Description:

Donnybrook was constructed around 1970 by Pinewood Homes Limited to a traditional standard and features include good room sizes, gas fire central heating and UPVC double glazed windows.

The property is accessed via a communal front door with secure entry phone system. The door to the apartment from

the first floor landing area opens on to a spacious entrance hall.

Spacious lounge (approx. 20ft) with feature fireplace and patio doors to a good sized balcony enjoying some glimpses of Christchurch Harbour.

Separate dining room with side aspect window with arch opening through to the lounge area.

Fitted kitchen with front aspect window, a range of integrated appliances. Plenty of storage cupboards and drawers.

Master bedroom with fitted wardrobes and en suite bathroom with window.

Bedroom two also has fitted wardrobes while the third bedroom would make a great home office space or further reception room. There is also a separate family bathroom.

Garage situated in a nearby block with casual parking spaces available.

The flat is set within well maintained communal gardens and grounds.

Share of freehold (remainder of 999 year lease attached).

Maintenance & Service charge – approx. £2000 per annum.

BCP Council Tax - Band "D"

## Summary:

- Luxury first floor apartment (no lift)
- Three bedrooms
- Superb master bedroom with large en-suite bathroom
- Well-presented throughout
- Magnificent south facing sitting room with sun balcony offering some Harbour glimpses
- Fitted kitchen with a range of integrated appliances
- Separate dining room
- Gas fired central heating and UPVC double glazing
- Separate family bathroom
- Single garage and casual car-parking
- Beautifully maintained communal gardens and grounds
- No forward chain



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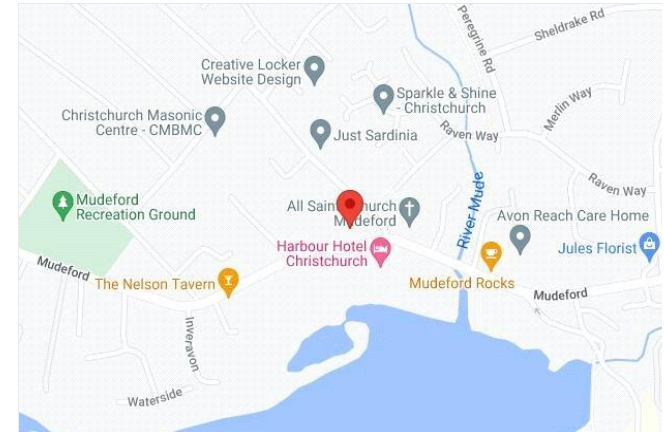
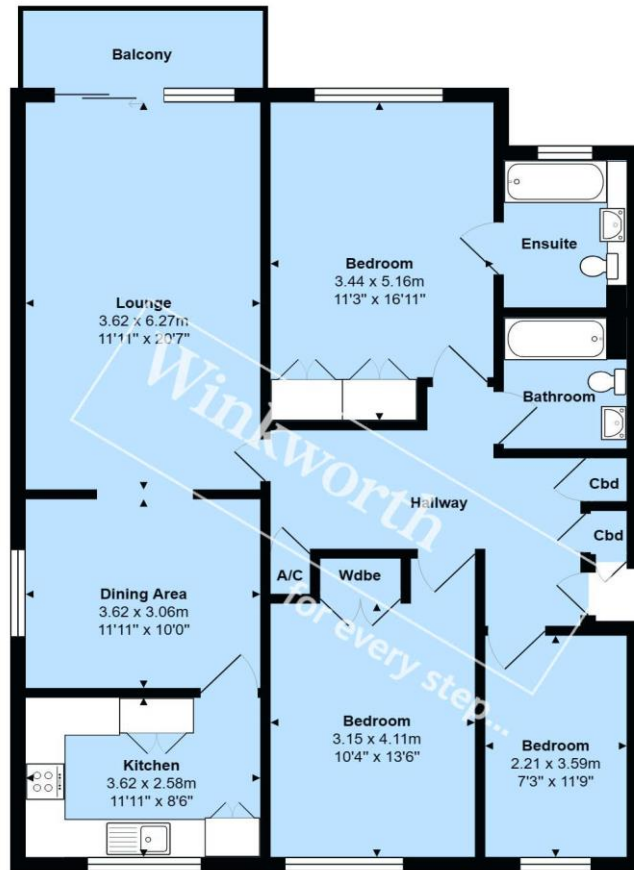
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 110.6 m<sup>2</sup> ... 1191 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



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