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FLAT 7, DUDSBURY COURT, 4 RUSHFORD WARREN, MUDEFORD BH23 3NX PRICE: £399,950 SHARE OF FREEHOLD

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Newly refurbished duplex apartment with stunning views across Christchurch Harbour towards Hengistbury Head, Mundeford Sandspit and the Purbecks. Offered for sale with no forward chain this would be a great second home or holiday home.

Flat 7, Dudsbury Court, 4 Rushford Warren, Mundeford, BH23 3NX

Price: £399,950

Tenure: 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, Friars Cliff Beach and Mundeford Quay are all within walking distance. The owner will also enjoy access to a private harbour slipway.

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

Newly refurbished duplex apartment with stunning views across Christchurch Harbour towards Hengistbury Head, Mundeford Sandspit and the Purbecks. Offered for sale with no forward chain this would be a great second home or holiday home - with everything new and nothing to think about.

Heating is supplied by a new gas fired efficient central heating system and the property also benefits from brand new UPVC double glazed windows throughout.

Accommodation - Entry phone giving access to: Communal entrance hall with staircase giving access to second floor. Apartment 7 is located straight ahead and to the right hand side. Entrance hall, entry phone, coats cupboard plus separate storage cupboard housing gas and electric meters. Stairs to top floor.

Spacious "L" shaped lounge/dining room has front aspect south facing windows which open inwards to help you appreciate the stunning view over Christchurch Harbour.

The brand new kitchen has been partly tiled and fitted with a range of base and eye level cupboards and drawers. Side aspect window, integrated appliances including fridge/freezer, oven, hob, dishwasher and door to utility area with supplied washing machine/tumble dryer.

The bedrooms are situated on the top floor with the master enjoying those stunning Harbour views with double opening windows similar to the lounge. Bedroom two is another double room and has a side aspect window.

The shower room has been refitted with a new suite comprising walk in rainfall shower, wash hand basin and WC. There is lantern ceiling, towel rail and extractor fan along with an illuminated cabinet with shaver socket.

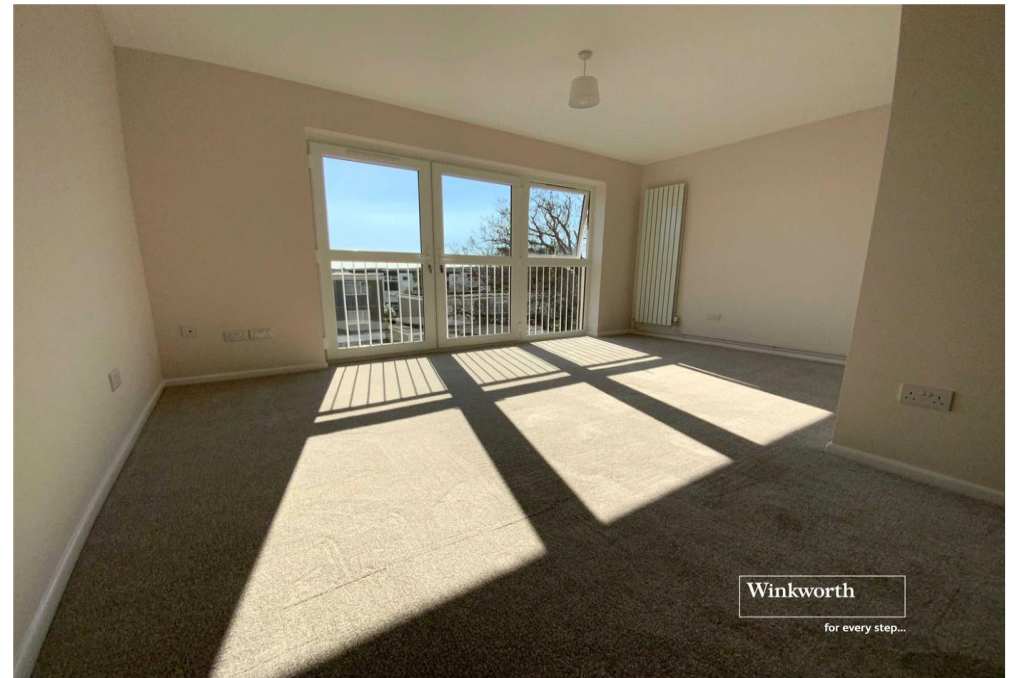
Externally

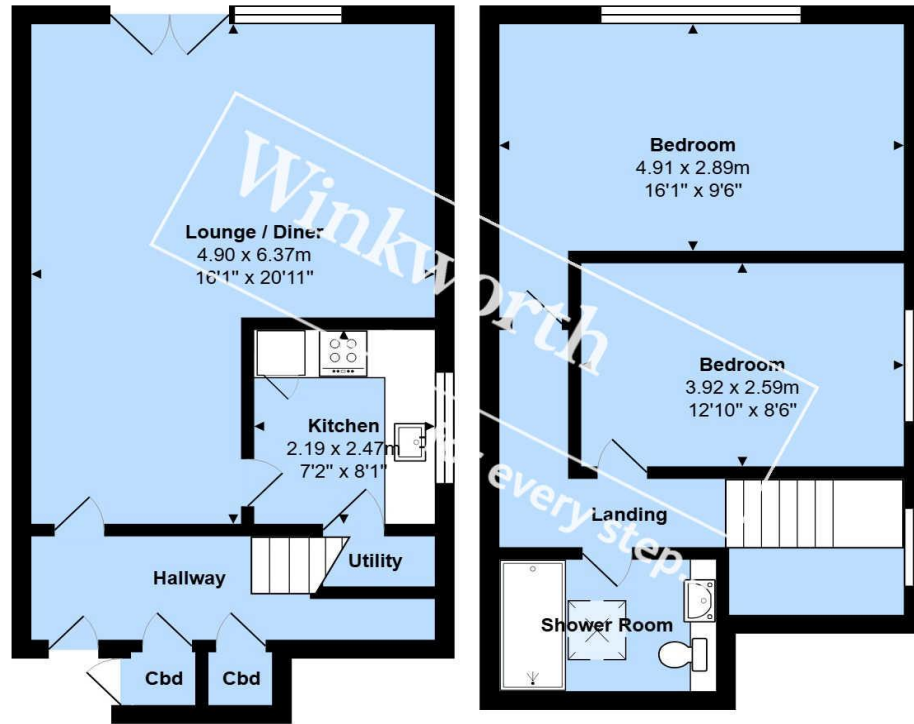
Basement allocated parking area, communal gardens to front and rear, use of Waterside resident's private slipway for access to Christchurch Harbour, great for those interested in Water Sports.

The property is being sold with no forward chain and an internal inspection is highly recommended to appreciate the finish and stunning views on offer.

At a glance...

- Completely refurbished duplex apartment
- Stunning views over Christchurch Harbour
- New wiring & heating
- Two double bedrooms
- "L" shaped lounge/dining room
- Fitted kitchen with integrated appliances
- Shower room
- New windows, oak internal doors and carpets throughout
- Basement allocated parking
- Direct access to Christchurch Harbour via the Waterside Residents private slipway and Dinghy Park
- Offered with no forward chain
- BCP Council Tax Band = "D"
- Maintenance & service charge is approx. £1500 per annum.





Ground Floor

First Floor



Total Area: 79.4 m² ... 854 ft²

All measurements are approximate and for display purposes only



Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of Material information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	79
EU Directive 2002/91/EC		

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.

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