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7A BERESFORD GARDENS, MUDEFORD, CHRISTCHURCH BH23 3QW PRICE: £225,000 LEASEHOLD

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First floor flat well situated in a quiet cul-de-sac close to local schools.

7a Beresford Gardens, Mudeford BH23 3QW

Price: £225,000

Tenure: Leasehold

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 Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is within walking distance.

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

First floor flat well situated in a quiet cul-de-sac close to schools. The picturesque Mudeford quay, Stanpit Marsh nature reserve and award winning beaches are nearby. The property enjoys a

private garden at the rear and has the remainder of a 999 year lease. Offered for sale with no forward chain.

Two double bedrooms, both with front aspect bay windows and fitted wardrobes.

Fitted kitchen with a range of base and eye level units and drawers, rear aspect window, serving hatch through to lounge.

Spacious lounge/dining room with rear aspect window and feature fireplace.

Family bathroom with side aspect window and suite comprising bath with shower over, bidet, wash hand basin and WC.

Hallway with stairs leading from the front door, loft hatch providing access via pull down loft ladder to the spacious loft area.

Private garden at the rear of the flat with secure gate providing access and enclosed by close lap timber fencing.

Leasehold - Remainder of 999 years

BCP Council - Tax Band = "C"

At a glance...

- Spacious first floor flat
- Two double bedrooms with fitted wardrobes
- Lounge/dining room with feature fireplace
- Fitted "L" shaped kitchen
- Family bathroom
- Private rear garden
- Close to local shops & schools
- Short walk to Stanpit Marsh nature reserve
- Offered with no forward chain

Useful Information

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

Mobile Network Coverage* – Likely outside with all major providers, some restrictions 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.

* <https://checker.ofcom.org.uk/> used for information regarding service availability



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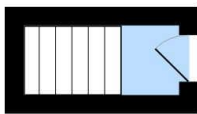
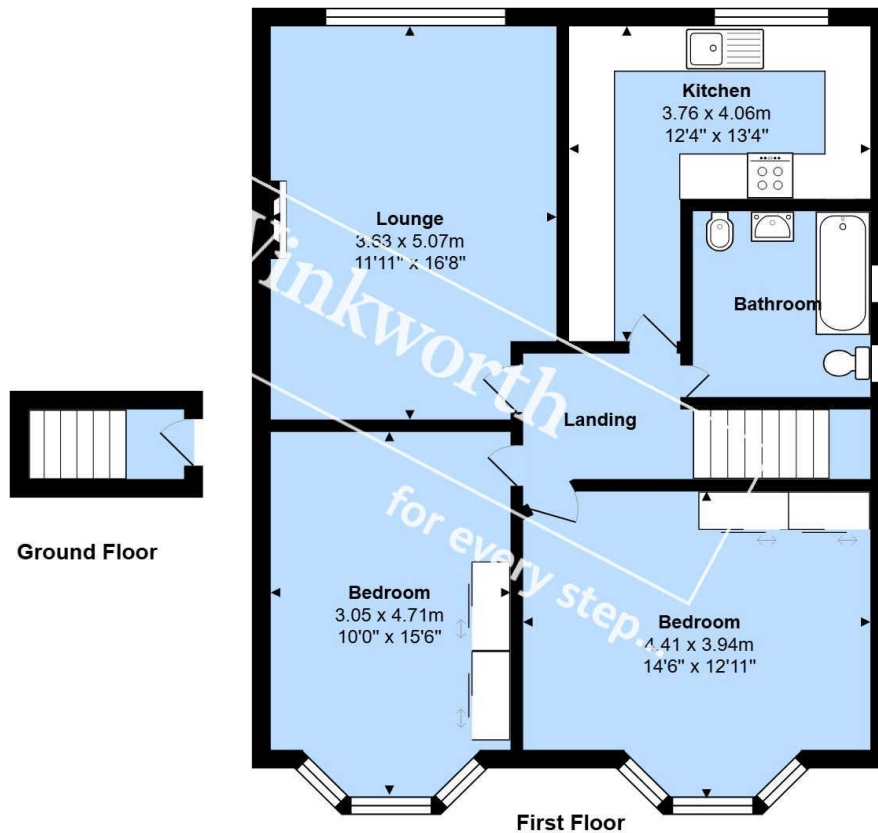
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Ground Floor



Total Area: 74.8 m² ... 805 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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