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35 BURE PARK, FRIARS CLIFF, CHRISTCHURCH BH23 4EF PRICE: £269,950 SHARE OF FREEHOLD

**Winkworth**

for every step...

# A spacious two bedroom first floor flat available with vacant possession and no forward chain. Very well positioned in a wonderful private development on the edge of exclusive Friars Cliff with meticulously well kept communal gardens.

35 Bure Park, Friars Cliff, BH23 4EF

Price: £269,950    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:

This spacious two bedroom first floor flat is available with vacant possession and no forward chain. Very well positioned in a wonderful private development on the edge of exclusive Friars Cliff with meticulously well kept communal gardens and has a communal locked gate providing access via a footpath to award winning beaches.

Upvc double glazed door leads to entrance porch with stairs to first floor and glazed door to spacious hallway with doors to all rooms.

Good sized kitchen/breakfast room with a range of matching cupboards and worktops, cooker, stainless steel sink, space for under counter fridge and space and plumbing for washing machine.

Lounge/dining room with front aspect window.

Good size master bedroom with fitted double cupboard.

Bedroom two is also a double with fitted vanity sink unit and double wardrobe.

Shower room with walk-in shower, wash hand basin and WC.

Garage in block with up and over door.

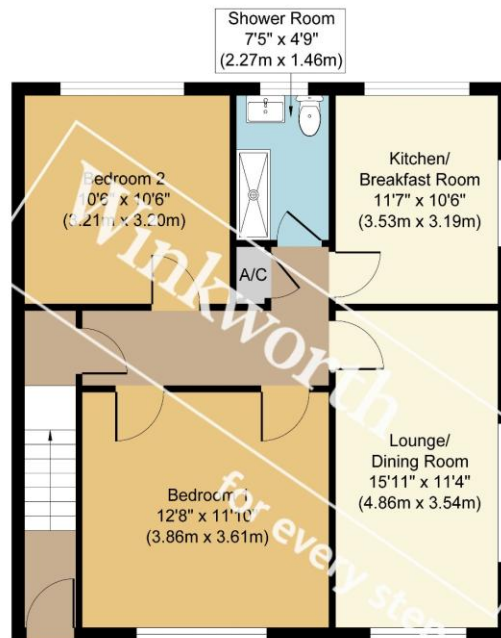
BCP Council Tax Band = "C"

## At a glance...

- First floor flat
- Two double bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Shower room
- Garage in nearby block
- Private communal gate providing access to Avon beach
- Share of freehold
- Vacant possession & no forward chain

Maintenance/service charge is approx. £1100 per annum including buildings insurance.





**First Floor**  
**Approximate Floor Area**  
**650 sq. ft**  
**(60.38 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	
(69-80)	C	
(55-68)	D	64
(39-54)	E	42
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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