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FLAT D, 12 BLENHEIM DRIVE, MUDEFORD BH23 4JH **PRICE: £125,000 LEASEHOLD**

**Winkworth**

for every step...

# A first floor studio flat in a purpose-built block in a quiet residential location in Mundeford, close to Mundeford Wood and local beaches. Perfect buy-to-let, first time or holiday home.

Flat D, 12 Blenheim Drive, Mundeford BH23 4JH

Price: £125,000

Tenure: Leasehold

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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 and Stanpit Marsh Nature Reserve are within walking distance.

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.

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.

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

A well-presented apartment situated within this purpose –built block.

Entered via a communal hallway, stairs lead to the first floor where the property can be found.

The front door opens into the studio accommodation, there is a dressing area, shower room and a kitchen.

The property also has an allocated parking space.

Leasehold with remainder of 125 years from 1982

Maintenance and service charge is approx. £250-£300 per annum including buildings insurance

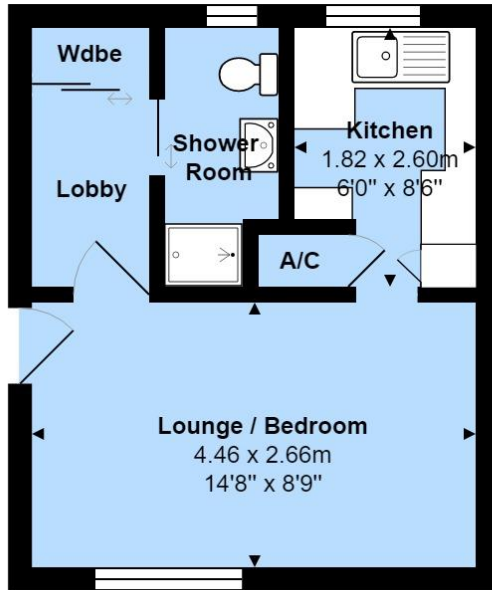
Council Tax band - A

EPC Rating - D.

## At a glance...

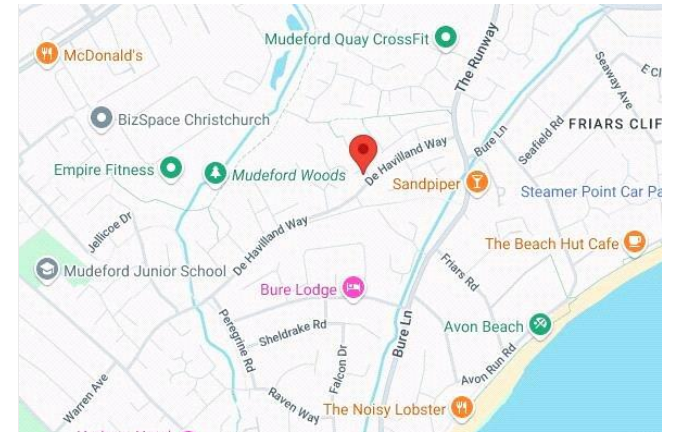
- First floor studio flat with allocated parking space at rear of the block
- Lounge/bedroom area
- Shower room and dressing area with built in wardrobe
- Kitchen with a range of cupboards and drawers
- Electric heating and UPVC double glazed windows
- Communal gardens
- No forward chain





Total Area: 24.2 m<sup>2</sup> ... 260 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>75</b>
(55-68)	<b>D</b>	<b>58</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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