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FLAT 2, RODNEY COURT, 3 RODNEY DRIVE, MUDEFORD BH23 3JG PRICE: £275,000 SHARE OF FREEHOLD

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# An immaculately presented ground floor flat of approx. 730sqft in this fantastic location, just a short stroll from Mundeford Quay and the sandy Avon Beach.

Flat 2 Rodney Court, 3 Rodney Drive, Mundeford BH23 3JG

Price: £275,000

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. 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:

An immaculately presented ground floor flat of approx. 730sqft in this fantastic location, just a short stroll from Mundeford Quay and the sandy Avon Beach.

Communal front door with secure entry phone system. Door to entrance hall with doors to all rooms;

Dual aspect lounge/dining room with fitted shutters and views over communal gardens at front and rear.

Kitchen has been well fitted with a range of base and eye level units and drawers, good range of integrated appliances.

Principal bedroom with front aspect window and space for wardrobes.

Bedroom two with front aspect window and space for wardrobe.

Family bathroom with bath and shower over, wash hand basin, WC, and door to airing cupboard.

Garage in nearby block with up and over door, car cleaning area, communal bin storage area, communal washing lines, communal outdoor seating/picnic area and well maintained communal gardens.

Tenure: Share of Freehold

Maintenance & Service charge: Approx. £1000 every 6 months.

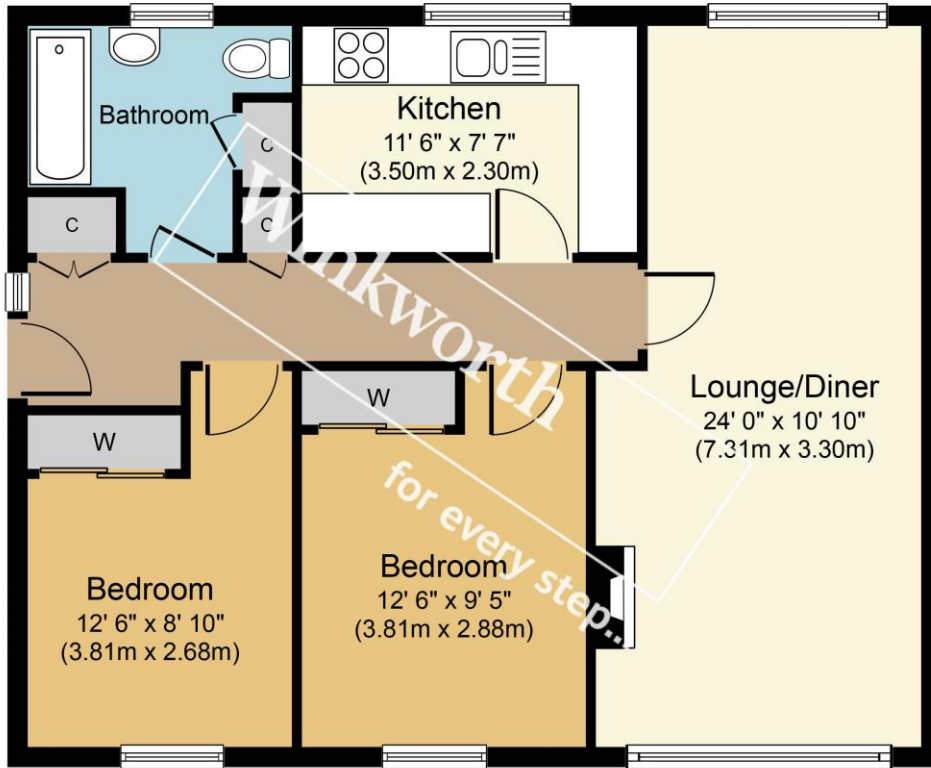
Lease attached: Remainder of 999 years

BCP Council: Tax Band "C"

## At a glance...

- Purpose built ground floor flat
- Two double bedrooms with built in wardrobes
- Modern refitted kitchen with mostly integrated appliances Spacious dual aspect lounge/diner with fitted shutters
- Family bathroom
- Entrance hall with storage cupboards
- Security entry phone system & well-kept communal areas Garage in a block and casual parking area
- Share of freehold
- Maintenance approx. £1000 every 6 months
- Envidable location within walking distance of local schools, shops & award winning beaches





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Approximate Floor Area  
723 sq. ft.  
(67.1 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</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	

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