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2  1  1  EPC = "C"

FLAT 4, ALDERBURY COURT, 1 RUSHFORD WARREN, MUDEFORD BH23 3NY **GUIDE PRICE: £250,000**

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# A well presented first floor apartment very well situated close to the picturesque Mudeford quay and award winning beaches.

Flat 4, Alderbury Court, 1 Rushford Warren, Mudeford BH23 3NY

Guide Price: £250,000

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 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

A well presented first floor apartment situated within this purpose built block with direct access to Christchurch Harbour available from the Waterside Residents private slipway.

Two double bedrooms with the principal bedroom enjoying a triple aspect, fitted wardrobes and sun balcony with views over communal gardens.

Fitted kitchen with a range of base and eye level units and drawers, side aspect window.

"L" shaped lounge/dining room with parquet wood flooring, windows with sunny outlook over communal gardens.

Bathroom with side aspect window, Jacuzzi bath with shower over, wash hand basin and WC.

Hallway with spacious double storage cupboard and separate airing cupboard.

Basement parking area with space for storage unit.

Owners access via Waterside residents Dinghy Park and private slipway to the Harbour.

Easy walking distance of Stanpit Marsh nature reserve, the village Cricket Green, picturesque Mudeford Quay and award winning beaches.

Well maintained communal gardens.

Maintenance and service charge is £870 every 6 months.

Sold with a share of the freehold, lease attached has 179 years remaining.

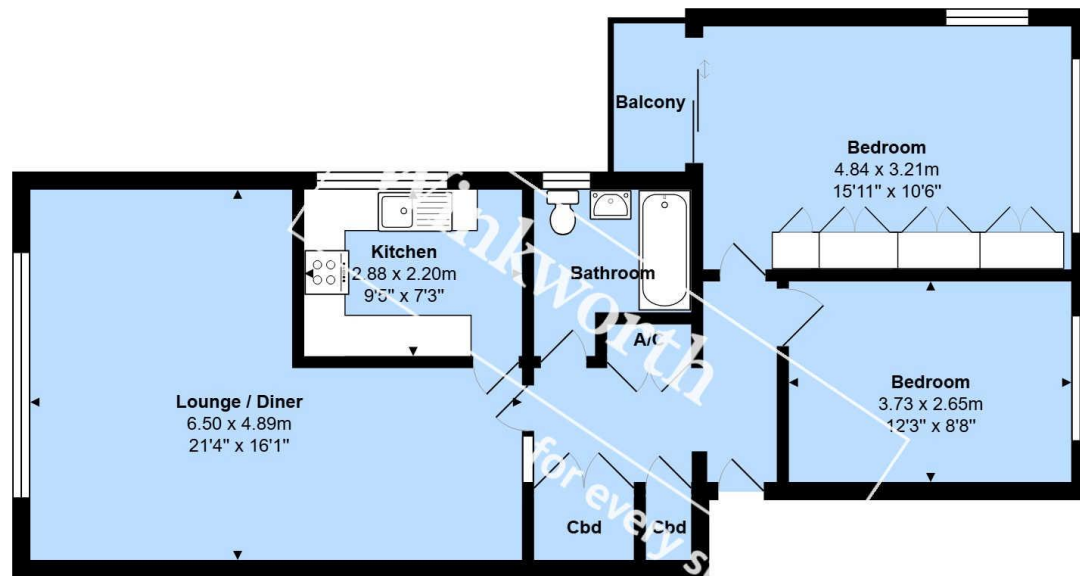
## At a glance...

- Well presented first floor apartment
- Two double bedrooms
- "L" shaped lounge/dining room with parquet wood floor
- Sun balcony with views over communal gardens
- Family bathroom
- Kitchen with range of fitted cupboards & drawers
- Basement parking space
- Harbour access via the waterside residents Dinghy Park & private slipway
- Short walk to picturesque Mudeford quay & award winning beaches
- Offered with no forward chain
- BCP Council - Tax Band = "D"
- Pets only on written request and approval by the directors. No short term holiday lets or AirBnB









Total Area: 72.6 m<sup>2</sup> ... 782 ft<sup>2</sup> (excluding balcony)  
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>                            | 72                      | 78        |
| (55-68) <b>D</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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