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FLAT 8 DONNYBROOK, 153 MUDEFORD LANE, BH23 3HR

PRICE: £499,950

TENURE: SHARE OF FREEHOLD

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Very well presented ground floor apartment situated in a sought after position opposite the Christchurch Harbour Hotel and within a short walk of the picturesque Mudeford Quay and award winning beaches.

Flat 8, Donnybrook, 153 Mudeford Lane, Christchurch BH23 3HR

Price: £499,950

Tenure: Share of Freehold

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The property is accessed via a communal front door with secure entry phone system. The door to the apartment opens on to a spacious entrance hall with doors leading to all rooms. Door to storage cupboard with clothes rail and further door to second storage cupboard with clothes rail, shelving and high level electrical consumer unit. Door to former bin store.

Bedroom Two has a front aspect double glazed window and double doors to a built in wardrobe with storage cupboards over.

Dining Room/bedroom three also enjoys a front aspect and could be opened up to make the kitchen larger subject to relevant permission/building regs.

The kitchen has been re-fitted by the current owners and enjoys a side aspect double glazed window, fitted work surfaces to three sides with a range of base and eye level units and drawers, range of integrated appliances including tall fridge/freezer, electric oven, induction hob with extractor hood over, space for washing machine and space for dishwasher.

The spacious living room has a lovely outlook over the communal gardens at the rear with some glimpses of Christchurch harbour. There is a side aspect window and feature fireplace providing a focal point to the room.

The principal bedroom has a large rear aspect window overlooking the communal gardens again enjoys some glimpses of the harbour. There is a range of fitted wardrobes with matching dressing table and drawers. Door through to an ensuite shower room with rear aspect obscure double glazed window, fully tiled walls with suite comprising wash hand basin with vanity unit under, walk in shower, WC and heated towel rail.

There is also a separate shower room with fully tiled walls and fitted with a suite comprising walk-in shower, wash hand basin with vanity unit, WC and heated towel rail.

Outside

The property enjoys a corner plot position with views towards Christchurch Harbour and Hengistbury Head. Well tended communal gardens can be found to the front, side and rear with a small area with washing line behind the garages.

There is use of an outside tap, communal bin store, and parking area. The property also comes with a single garage in a block with up and over door, light and power.

Share of freehold (remainder of 999 year lease attached).

Maintenance & Service charge – approx. £2000 per annum.

At a glance...

- Very well presented ground floor apartment
- Two/three double bedrooms
- Lounge/dining room
- Fitted kitchen
- En suite & separate shower rooms
- Third bedroom/separate dining room
- Garage in block
- Well maintained communal gardens
- Some harbour glimpses
- Short walk to Mudeford quay & award winning beaches
- BCP Council Tax Band = "D"



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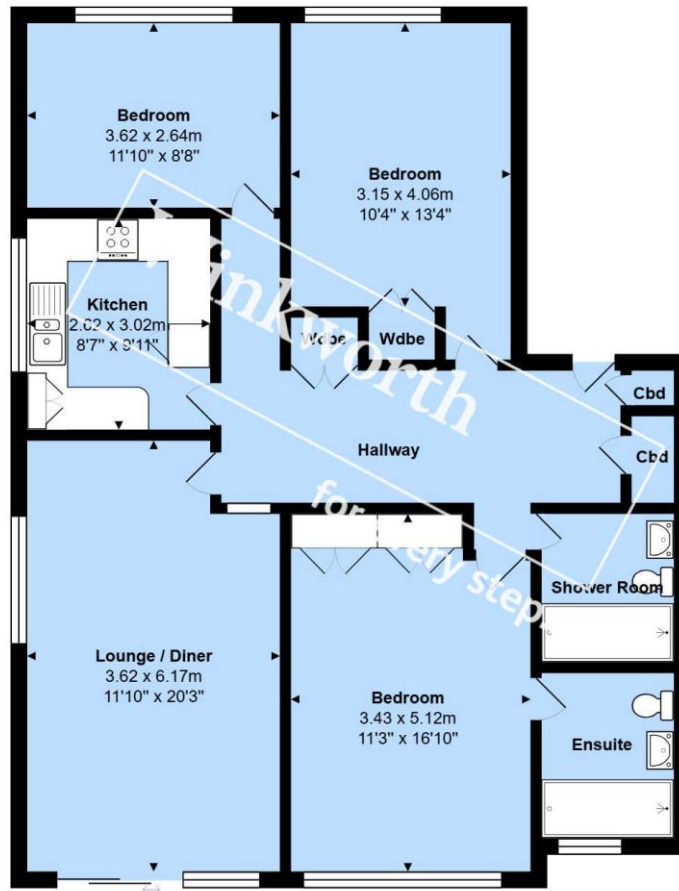
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Ground Floor



Total Area: 99.9 m² ... 1075 ft²
 All measurements are approximate and for display purposes only



Useful Information

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

Mobile Network Coverage* – Likely outside with all major providers, limited/no coverage 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)	75	77
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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