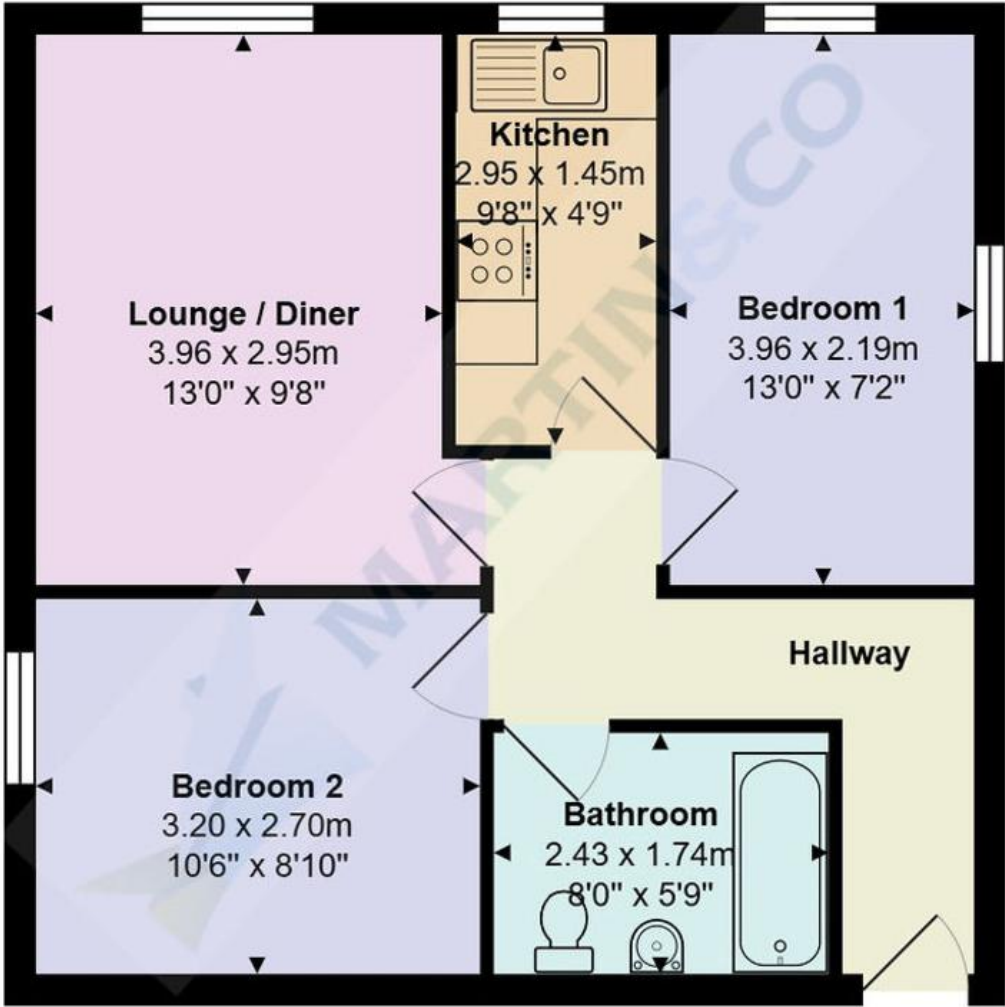


Property Location  
Christchurch



Total Area: 45.9 m<sup>2</sup> ... 494 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Arthur Road, Christchurch

Asking Price Of £220,000



- Ideal Investment
- Great First Time Buy
- Purpose Built
- Close to Station
- Allocated Parking
- Remainder of 118 Year
- Communal Grounds
- Two Bedrooms
- Three Piece Bathroom
- First Floor



### Why you'll like it

Situated just moments from Christchurch train station, and town centre is this first floor 2 bedroom apartment. The property is made up of a good size lounge, kitchen, two double bedrooms and family bathroom. Communal lawns can be found outside along with off road parking.

Martin and Co are very pleased to welcome to the market this purpose built first floor apartment, located in close proximity of local amenities and attractions. The property itself makes for a great first time buyer property or as a rental investment property. Christchurch is a quaint, charming, and friendly town, which offers breathtaking views, delightful beaches, and a peaceful atmosphere. The town is rich in picturesque, historical architecture, and outdoor activities such as hiking, beach visits, and nature trails are abundant.

As we enter the property we find the entrance hallway that leads us to all principle rooms in the property. The lounge/diner is a nice space to come home to with carpeted floors, rear aspect double glazed windows, radiator and feature fireplace. There is plenty of space for the dining table, sofas, TV, and this is an Ideal room to enjoy time with in with family and friends.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Kitchen like the lounge has a rear aspect double glazed window and boasts an electric oven, gas hob, stainless steel sink, space for fridge/freezer and washing machine. The property also benefits from a Combination boiler.

There are two double bedrooms very similar in size and both are suitable for children and adult usage, with carpeted floors radiators and clean neutral décor.

The bathroom is made up of a tiled floor, tiled walls and offers a three piece bathroom suite. There is a full size bath with electric shower over the tub, hand wash basin and W.C.

The property is offered with a long lease,

### Agent Notes

Tenure – Leasehold  
 Lease Length – 118 years  
 Remaining  
 Service charge – £2138.00 per annum  
 Ground Rent - £165.00  
 Pets – TBC  
 Holiday lets – TBC  
 EPC - C  
 Council Tax - C

