



Floor Plan
Floor area 65.2 m² (702 sq.ft.)

TOTAL: 65.2 m² (702 sq.ft.)

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Mundeford, Christchurch

2 Bedrooms, 1 Bathroom, Flat

£1,250 pcm





Mudford, Christchurch

Flat,
2 bedrooms, 1 bathroom

£1,250 pcm

Date available: 9th September 2024

Deposit: £1,442

Unfurnished

Council Tax band: C

- Two Double Bedrooms
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Light and Airy Living Room
- Garage in Separate Block
- Close to Avon Beach and Mudford Quay
- Communal Grounds

A delightful, newly renovated ground-floor flat, currently undergoing redecoration throughout. Located in a quiet residential cul-de-sac, within walking distance of Avon Beach and Mudford Quay.

HALLWAY Through the front door and into the entrance hallway, with wood effect flooring, an airing cupboard and doors to all rooms.

LIVING ROOM A generous double aspect living space, with wood effect flooring, blinds to the large front window, electric radiator, power points, tv aerial and ceiling light.

KITCHEN The newly fitted, contemporary kitchen has been tastefully finished, with a range of white base and wall units, contrasting wood effect worktops and

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



breakfast bar, feature tiled splashback, black composite sink with drainer and mixer-tap over, integrated fridge, freezer and oven with induction hob and extractor hood over, washing machine and dishwasher, feature ceiling light and wood effect flooring.

The double aspect windows flood the room with natural light, together with the half-glazed rear door, which opens onto the rear communal gardens and patio area.

BEDROOM 1 A well-proportioned double bedroom, with rear aspect window, carpeted floor, built-in ceiling height wardrobes, power sockets, wall-mounted electric heater and ceiling light pendant.

BATHROOM A newly fitted bathroom which has again been beautifully finished, with wood effect flooring, a fully tiled walk-in double shower boasting rain effect shower head together with a further handheld attachment, wall-mounted handbasin with handy drawers beneath, low level W.C. with bidet hose to the side, heated towel rail and obscure glazed, inset window.

BEDROOM 2 A second double bedroom with front aspect window, carpeted floor, electric wall mounted heater and a double-depth, built-in wardrobe.



GARAGE A single garage in a separate block, with up and over door

COMMUNAL GROUNDS Both the front and rear communal grounds are laid to lawn, with mature hedges bordering the rear.

Directly to the front of the flat are a couple of flower beds which form part of the property. From the rear kitchen door, there is a small patio area which belongs solely to the property, and then opens out onto the rear grounds, with communal bin storage area and washing lines.

No smokers.
Pets considered.

