



Flat 3, Wickford House Sopers Lane, Christchurch
Christchurch

Guide Price **£255,000**



Flat 3

Wickford House Sopers Lane, Christchurch

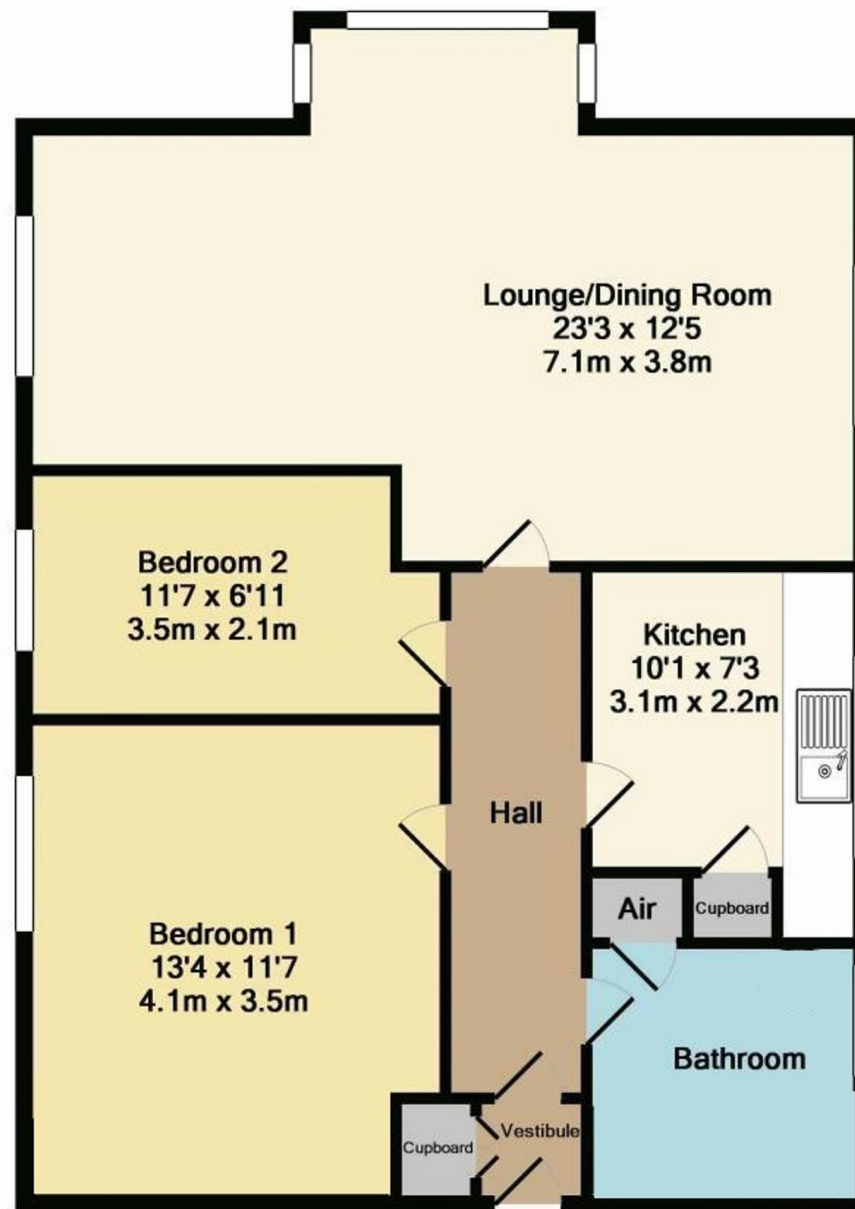
Introducing a remarkable opportunity to acquire a two bedroom ground floor flat, boasting a desirable share of freehold, nestled within a peaceful residential area. This inviting property presents a fantastic chance for both investors and homeowners alike, offering a prime location coupled with an array of appealing features for comfortable living.

Upon entry, residents are greeted by a welcoming ambience that flows throughout the spacious interior of this ground floor apartment. Presenting a versatile blank canvas for any prospective buyer to make this property their own.

Impeccably positioned, this residence is ideally situated within walking distance to the vibrant Christchurch town centre, ensuring convenience for every-day essentials, bars, coffee shops and the renown Christchurch Priory. Furthermore, the property enjoys a stone's throw proximity to the serene River Stour, adding a picturesque backdrop to every-day living.

The inclusion of a garage in a nearby block provides added convenience, catering to the practical needs of vehicular storage with ease. Providing a secure and designated space, this feature enhances the overall appeal of the property.

With its strategic location, practical amenities, and vast potential for customisation, this property stands as an enticing prospect in the heart of Christchurch. The property is a must see.



TOTAL APPROX. FLOOR AREA 726 SQ.FT. (67.4 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Situated in the heart of Christchurch, residents will benefit from the convenience of being in close proximity to a plethora of amenities, including shops, restaurants transport links, Christchurch Priory and the River Stour ensuring a lifestyle of ease and accessibility

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Share of freehold
- Service charge £2000 per annum
- Walking distance to Christchurch town centre
- Garage in a block
- Stones throw from the River Stour
- Ground floor apartment
- No forward chain
- Blank canvas for any prospective buyer
- Scope to convert to a three bedroom Flat





Jordan Marks estates

Jordan Marks Estates, 16 High Street - BH23 1AY

01202 484444 • george@jordanmarksestates.co.uk • <http://jordanmarksestates.co.uk>

JIM
Jordan Marks Estates