



CHURCH ROAD,  
ASHLEY CROSS























## DETAILS

**A spacious ground floor apartment featuring open-plan living and a substantial private rear garden.**

This ground floor apartment offers approximately 625 sq ft of accommodation with a well-planned layout. The heart of the home is the impressive 22'8" x 12'8" open-plan reception room, which cleverly combines a modern kitchen area with a spacious lounge. The kitchen is fitted with ample cabinetry and workspace, while the living area features French doors that bathe the room in natural light and lead directly out to the patio, creating a seamless indoor-outdoor flow.

The sleeping accommodation includes a generous primary bedroom measuring 12'5" x 10'4", which benefits from fitted storage and its own set of double doors opening to the garden. A second bedroom (10'11" x 6'9") provides flexibility for use as a home office or guest room. A long, tiled family bathroom completes the interior, while the exterior boasts a substantial private garden with established greenery, offering a rare retreat for this type of property.

Share of freehold, maintenance/service charge approx. £1200.00 per annum. Vacant possession offered.

## AT A GLANCE

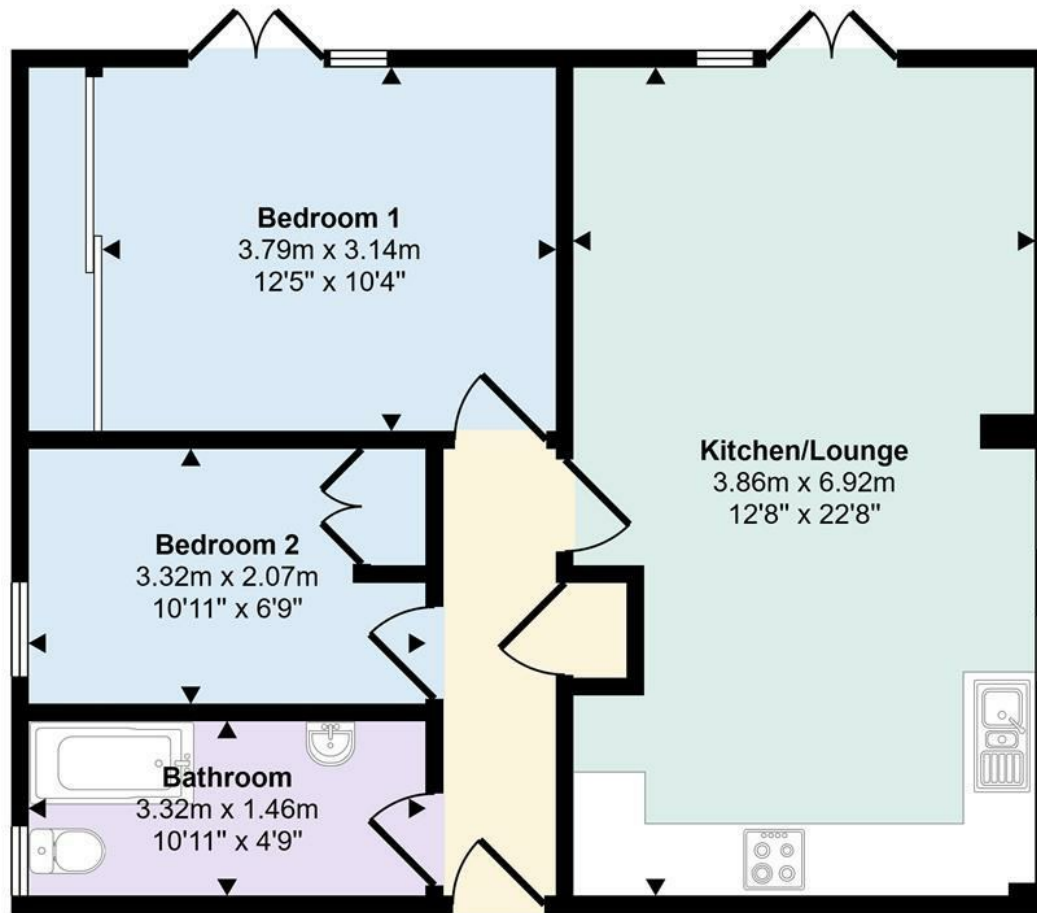
Guide Price:	£245,000
Tenure:	Freehold
Stamp Duty:	£2,400.00
Local Authority:	BCP Council
Council Tax:	£1,753.85 Band B

## KEY FEATURES

- Ground floor apartment in a converted red brick building.
- Private rear garden with a paved patio and lawn.
- Two bedrooms, including a primary with fitted wardrobes.
- Living room features French doors opening to the garden.
- Kitchen with cream units and subway tiling.
- Bathroom includes a bathtub, shower mixer, and heated towel rail.
- Hard flooring in the hallway and kitchen; carpet in the lounge.
- Primary bedroom has direct access to the garden via double doors.
- Large bay windows at the front of the property.
- Paved driveway area at the front entrance.



Approx Gross Internal Area  
58 sq m / 625 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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