



32a Draper Road

21.06.2021

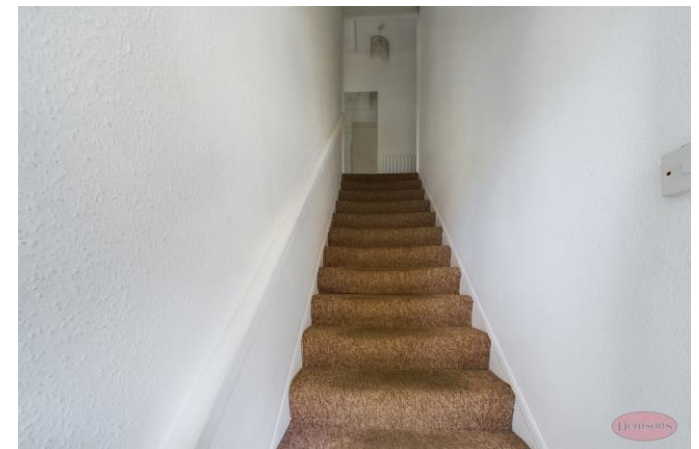
DenisonS

32a Draper Road

Christchurch, BH23 3AP

£175,000

This two bedroom apartment is situated in the residential district of Somerford, with local shops, schools and recreational facilities close by. The home offers 2 double bedrooms, has its own private entrance, together with a garden and storage shed. The property is sold with no onward chain unfortunately no pets allowed. We advise that a relation of Denisons Estate Agents is the vendor of the property. Under the terms of the Estate Agents Act 1979 (section 21) please note that the owner of this property is an employee of Denisons. (LEASE EXTENSION BY NEGOTIATION) Lease 88 Years Ground Rent £0.83 PCM Service Charges £48.43 PCM



Ground floor entrance

First Floor Landing

Kitchen 10' 7" x 8' 6" (3.22m x 2.59m)

Living Room 12' 11" x 11' 0" (3.93m x 3.35m)

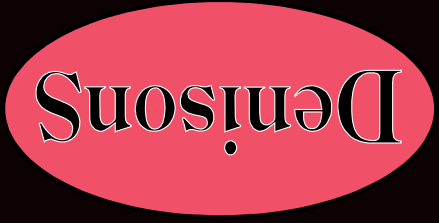
Bedroom 1 11' 1" x 10' 11" (3.38m x 3.32m)

Bedroom 2 10' 2" x 9' 2" (3.10m x 2.79m)

Bathroom

Rear Garden





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

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FIRST FLOOR

England & Wales		England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	A (83-100)	A (83-100)
Energy efficient - lower running costs	Energy efficient - lower running costs	B (69-81)	B (69-81)
Decent	Decent	C (55-68)	C (55-68)
Below average	Below average	D (39-54)	D (39-54)
Poor	Poor	E (29-38)	E (29-38)
Very poor	Very poor	F (13-28)	F (13-28)
Worst possible	Worst possible	G (1-12)	G (1-12)
Current	Current	72	63
Potential	Potential	88	57

