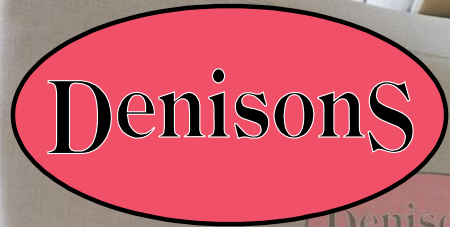




Sunningdale, Christchurch



Flat 5, Sunningdale, Fairway Drive, BH23 1JY

£289,950

Indulge in the breathtaking views of the Christchurch Priory from this stunning third-floor apartment. The spacious and elegantly designed apartment features two generously sized double bedrooms, a large lounge/diner, and a fully equipped kitchen complete with a convenient breakfast bar and a balcony. With ample natural light throughout, this luxurious apartment is a true delight to live in. The apartment offers plenty of storage space, ensuring that you can keep your living area tidy and organized. Plus, it's located just a short walk away from the Christchurch Town Centre, Tuckton River, Christchurch Quay, and Train Station, making it an ideal choice for those who prefer to live close to the heart of the town. For added convenience, there is secure underground parking available, as well as a lift to take you up to your apartment with ease.

You'll be pleased to know that pets are allowed in the apartment, and it comes with a share of freehold. The lease has 982 years left, and the maintenance charge is £2030.00 per annum, payable in two instalments.



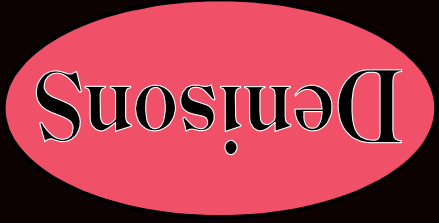
Lounge/Diner 25' 4" x 18' 2" (7.72m x 5.53m)

Kitchen 15' 8" x 8' 7" (4.77m x 2.61m)

Bedroom 1 13' 6" x 9' 2" (4.11m x 2.79m)

Bedroom 2 10' 6" x 10' 5" (3.20m x 3.17m)





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.

www.denisons.com

Mayfair
 Cashel House, London, W1U 3JT
0870 112 7099
 mayfair@denisons.com

Christchurch
 12 Castle Street, Christchurch BH23 1DT
01202 484748
 christchurch@denisons.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

