



10 Rossiters Quay

DenisonS

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Christchurch, BH23 1DZ

Offers in Excess of £1,250,000

A beautifully presented waterside town house situated on the exclusive Rossiters Quay development in the town centre of Christchurch. This home offers bright, spacious, airy accommodation and has the added benefit of a private walk-on mooring with floating boat mooring (Versadock), accessed from the garden. On entering the property there is access to the ground floor sitting room, located next to the marina. The stairs from the hall lead to the first floor landing with access to the spacious lounge/diner, modern kitchen and bedroom, together with a shower room/WC on this level. Stairs to the second floor lead to two bedrooms with the main bedroom having a large en-suite with shower and bath.

To the front of the property there is a driveway providing off-road parking for a number of cars and there is also visitors parking for Rossiters Quay across the way

Being situated in the town centre, there is easy access to all of the facilities in the town, with popular bars and restaurants a short stroll away. The river Avon joins the river Stour leading to the beautiful natural Mudeford Harbour, which in turn opens to Christchurch Bay giving easy navigation for the Isle of Wight, Poole and Studland.



Hallway

Garage 9' 8" x 12' 1" (2.94m x 3.68m)

Study/Garden Room 12' 1" x 19' 9" (3.68m x 6.02m)

First Floor Landing

Bedroom 3 12' 2" x 9' 0" (3.71m x 2.74m)

Kitchen/Breakfast Room 14' 3" x 12' 7" (4.34m x 3.83m)

Wet Room

Lounge/Diner 11' 6" x 25' 7" (3.50m x 7.79m)

Balcony

Second Floor Landing

Bedroom 2 10' 2" x 14' 0" (3.10m x 4.26m)

Balcony 2

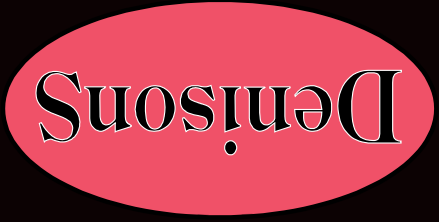
Bedroom 1 13' 11" x 13' 9" (4.24m x 4.19m)

Ensuite 14' 0" x 6' 9" (4.26m x 2.06m)

Services

£1318.08 per half year. (£2636.16 P.A) on maintenance.





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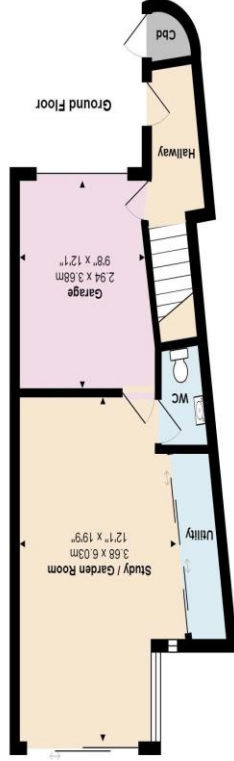
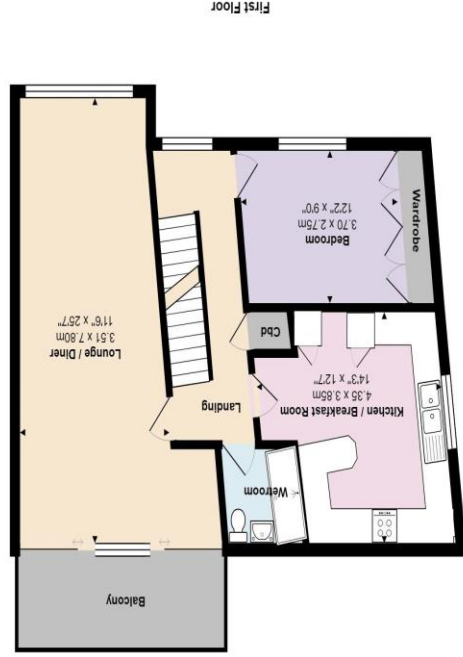
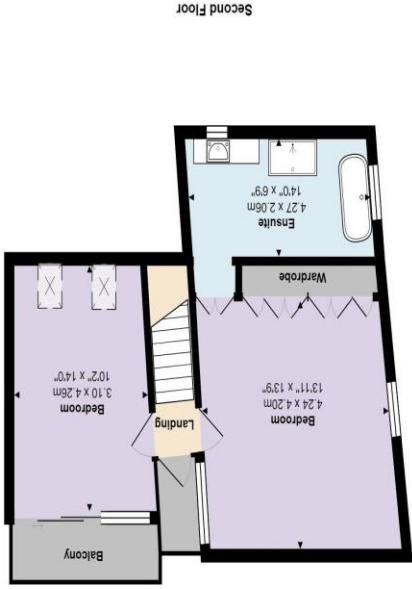
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 70 | C
 Potential: 78 | C



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HOME zone
 All measurements are approximate and for display purposes only.
 Total Area: 163.0 m² ... 1754 ft² (excluding balcony)