



2 Oakhurst Newlands Road

Somerford, Christchurch, BH23 3QB

Guide price £199,950



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This two bedroom ground floor flat is located just a few minutes away from Christchurch town centre and Mudeford Quay and beaches. Access to the block is via a secure intercom entry system. As you enter the property a hallway leads to all rooms. The hallway also includes a storage cupboard.

The lounge benefits from French doors leading directly on to the communal garden. The kitchen benefits from a range of wall mounted and base units with work surface over and inset sink. There is an integrated oven & gas hob with space for further appliances that include a fridge/freezer and washing machine. The kitchen also houses the gas combi boiler.

There are two bedrooms, both of which overlook the communal garden. The bathroom benefits from part tiled walls, a bath with shower over and shower curtain, wash hand basin, WC and radiator.

The property is ideal for first time buyers or investors and is offered with NO FORWARD CHAIN.

Further benefits to the property include an allocated off road parking space, UPVC double glazing and gas central heating.

Tenure: Share of Freehold
Lease remaining: 993 years
Service Charge: £648.54 every 6 months (£1297.80 annual total)
Council Tax Band: B

The property is situated in the popular area of Somerford in BH23. The town centre of

Christchurch is a short drive away and has a plethora of shops, restaurants, pubs and cafes. For the commuters, Christchurch or Hinton Admiral train stations provide regular services to Bournemouth, Southampton and London. Bournemouth International airport is a short drive away. Primary and secondary schools are within close proximity.

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Road Map



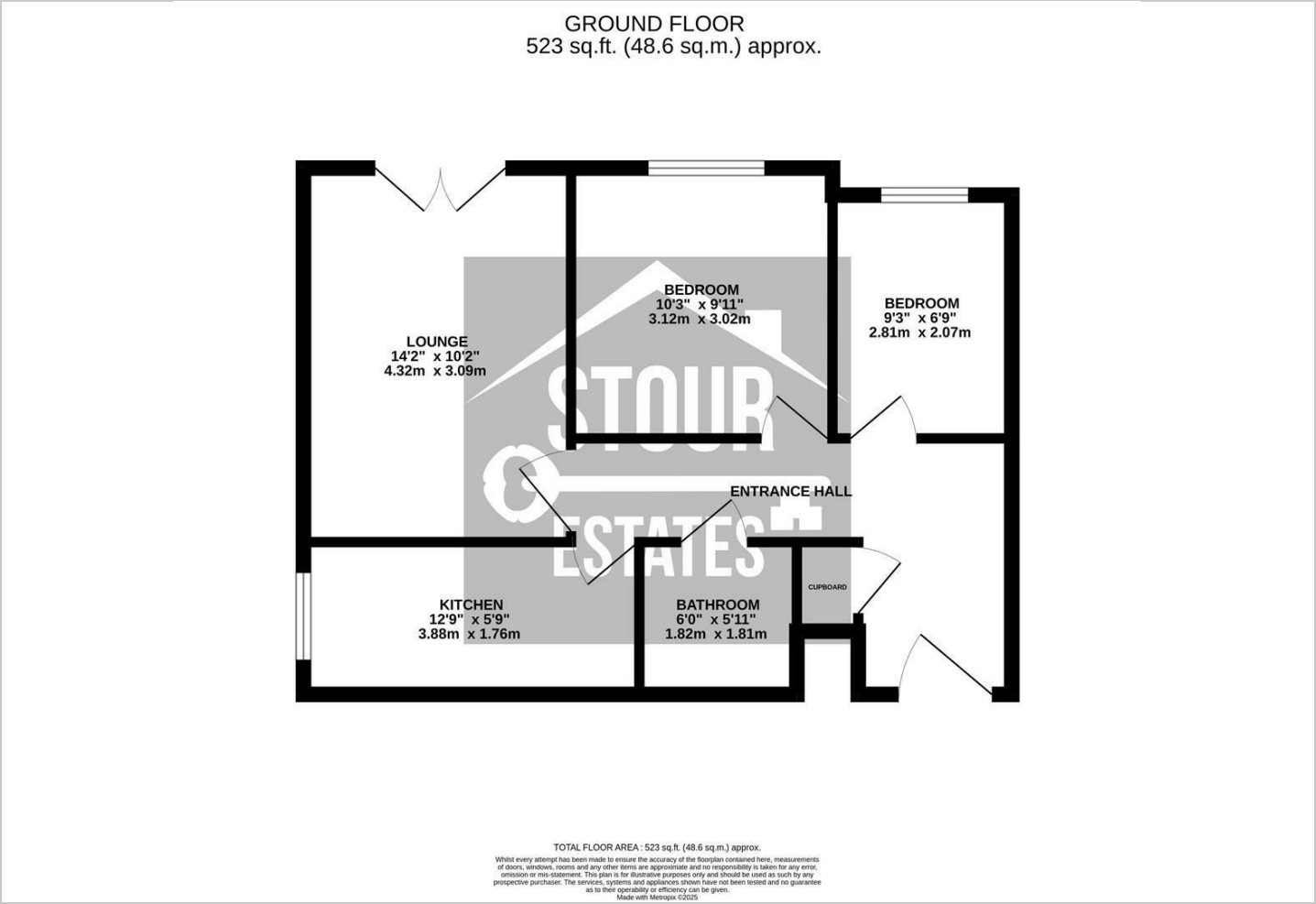
Hybrid Map



Terrain Map



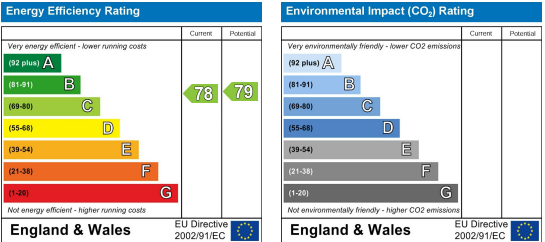
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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