



This ground floor share of freehold apartment has generous bedroom sizes, allocated parking plus its own garden! Offered by motivated sellers with a forward purchase in place (no chain thereon). Ideal for those looking for a first home, as an investment property or downsizing buyers.

All rooms are off a central hallway, which has space to kick off coats and shoes. The lounge is a bright family space with large bay windows, room for a small dining set and plenty of space to relax on large furniture. Both bedrooms are of a good size, with the primary room currently hosting a super king bed and large furniture and the second bedroom large enough for bunk beds and LOTS of toys! Bedrooms are on opposite ends of the flat, separated by the hallway and kitchen.





The kitchen is compact without feeling small. Everything you need at arm's reach, with space for a fridge freezer, integral cooker, gas hob, washing machine and an opener window overlooking the garden. The gas central heating boiler is also found in this room, providing even and efficient warmth throughout the flat.



The bathroom is a great size with a bath (shower over), chrome heated towel rail and extractor fan. We think buyers may reconfigure to their own preference in time, but it's great as it is.



Allocated parking, storage within a communal brick-built shed and a private garden are highlights of this home. The garden runs down the side of the building and offers enough for a BBQ, private storage and roaming space for pets- a great bonus for an apartment that most don't have!





LLOYD YOUNG HOMES

Tenure: Share Of Freehold

EPC Rating: C

Council Tax Band: B



### Location.

Quiet yet connected. With great transport links, local shops and within Twynham School catchment, Avon Road West is a popular spot just away from main cut-through roads. Town Centre is a short drive away, as are the routes out of Christchurch. In our opinion it's the perfect distance to and from the high street hustle and bustle!

The apartment cannot be let as a holiday home (AirBnB style) but normal AST lets are permissible and pets are allowed with permission.

\*Our sellers have agreed to purchase their next home through Lloyd Young Homes- a vacant property with no forward chain. Fast purchase possible!\*



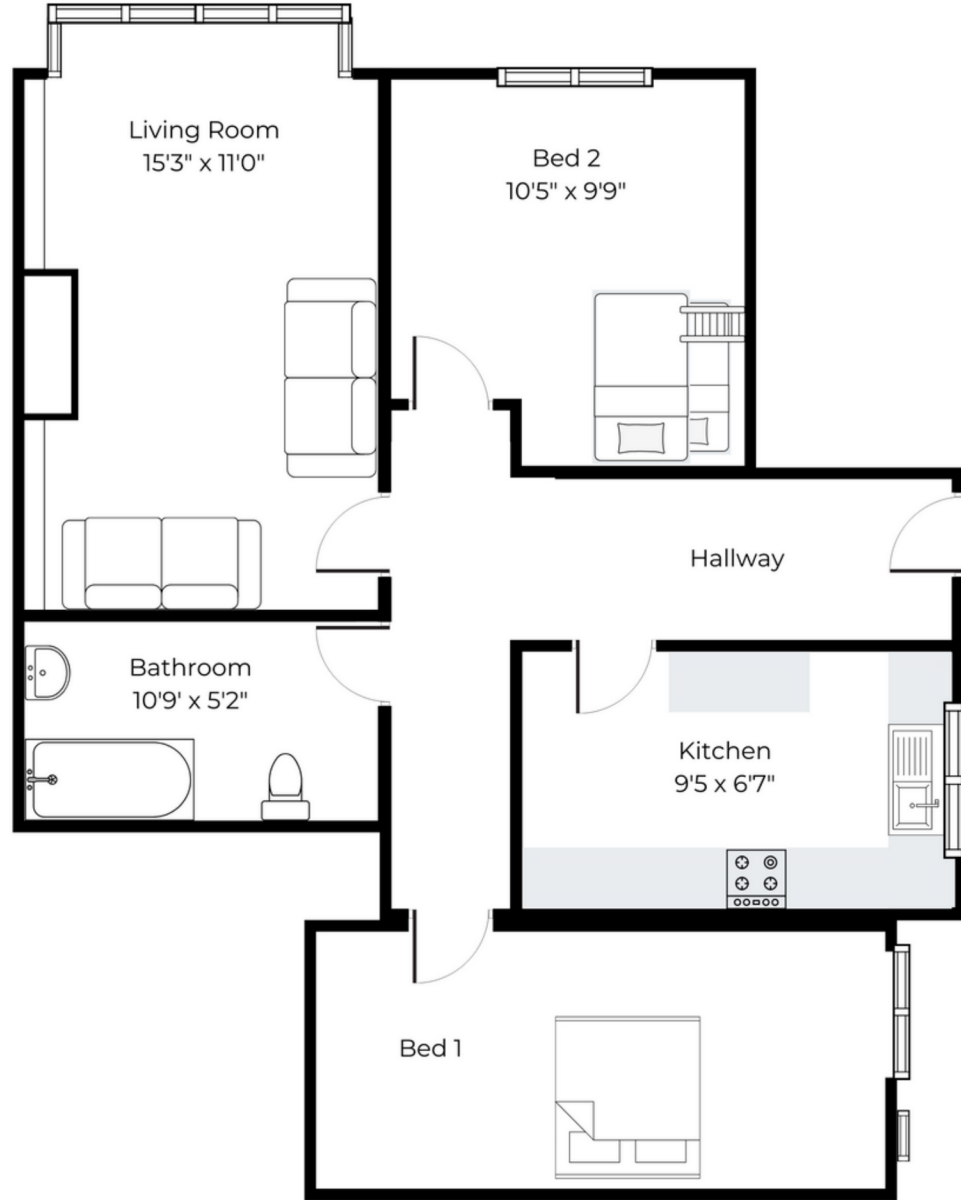
## Avon Road West

Christchurch  
BH23 2DG

### Total Approx Area

603 ft<sup>2</sup> / 56 m<sup>2</sup>

Not to scale



\*To see homes before they hit the open market, join the OFF-MARKET newsletter! Links on our social media pages and [lloydyoungohomes.com](https://lloydyoungohomes.com)\*

We believe these details to be correct but this cannot be guaranteed. They do not form part of a contract and nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Buyers must satisfy themselves on such matters prior to purchase.

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