



HIVE

FLAT 15 BARRACK COURT 172-  
174 BARRACK ROAD  
CHRISTCHURCH  
BH23 2BE



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## *Agent's introduction*

A lovely first-floor flat perfectly positioned for busy professionals or first-time buyers, offering convenient access to excellent transport links and the vibrant town centre with its wide selection of restaurants, pubs, cafés, and lively social scene. Offered with one allocated parking space and no forward chain.

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## Property highlights

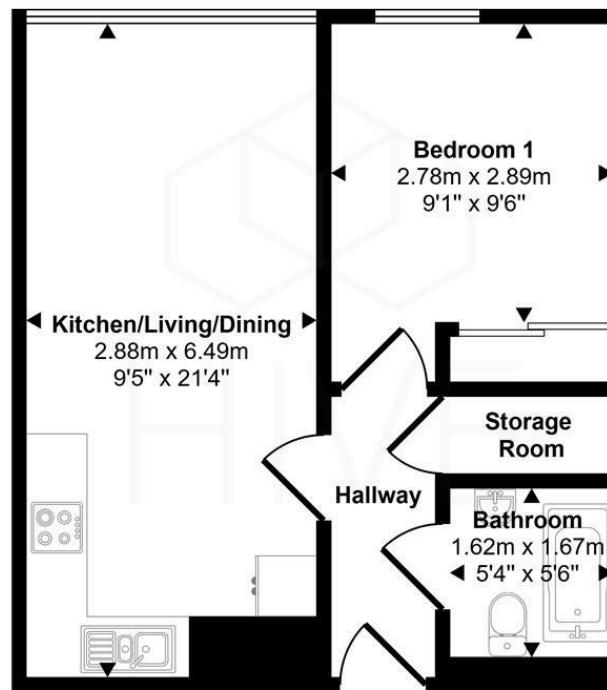
- Offered with no forward chain
- Ideal for First Time Buyers or Investment
- Allocated Parking Space
- Open plan lounge/diner/kitchenette
- Double bedroom with built in wardrobe
- Close to local amenities
- Excellent transport links and close to Christchurch main line train station



# Floor plan and PC

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   | 86                      | 86  |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |

Approx Gross Internal Area  
38 sq m / 404 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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