



Connells

Badbury Court Rushford Warren
Christchurch



Property Description

Connells Southbourne are delighted to bring to market this immaculate split level apartment located in the popular area of Mudeford. It is light and airy with plantation shutters throughout and boasts two double bedrooms, two south facing balconies, a modern kitchen and bathroom and underground parking. It is offered with share of the freehold and no forward chain.

Mudeford is a spectacular location with Christchurch Harbour on one side and the open sea on the other which makes it a very popular destination for sailing and windsurfing. Locally, there are a good range of amenities and places to eat and drink such as the quayside and beachside cafes, restaurants and pubs specialising in seafood and local produce.

The town of Christchurch is 2 miles away with its historic 11th century Priory Church and Castle ruins which help give an old world charm to the attractive, bustling town centre with its range of independent shops, high street stores and regular markets. The main line railway station can be also be reached within 2 miles.

Approach

A secure entry system gives access to the communal entrance hall. Stairs rise to the second floor. Door opens into the;

Entrance Hall

Secure entry phone. Two storage cupboards. LVT flooring. Stairs leading to the bedrooms.

Sitting Room

15' 9" x 10' 7" (4.80m x 3.23m)

Triple aspect room. Plantation style shutters. Double glazed sliding door to South facing balcony. Understairs storage. TV and telephone points. Radiator.

Kitchen

9' 3" x 8' 6" (2.82m x 2.59m)

Double glazed window to front aspect. Fitted with a range of high gloss matching wall and base units with composite worktops over. Inset electric Neff hob with extractor unit over and black gloss splashback. Space and plumbing for under-counter washing machine. Space for fridge freezer. Pull out pantry storage. Eye level Neff electric oven. Space for eye level microwave. Integrated dishwasher.

First Floor Landing

Double glazed window to side. Cupboard housing gas central heating boiler. Secondary secure entry phone. Radiator. Doors to all rooms.

Bedroom 1

15' 9" x 10' 8" (4.80m x 3.25m)

Triple aspect room. Double glazed sliding door to South facing balcony. LVT flooring. Radiator.

Bedroom 2

10' 8" x 9' 7" (3.25m x 2.92m)

Measurements taken to face of built-in wardrobe doors. Double glazed window to front aspect. Built in vanity desk. Radiator.

Bathroom

Roof light. Panel enclosed P shaped bath with chrome shower attachment over. Low level WC with concealed cistern. Vanity wash hand basin. Anthracite towel rail. Additional radiator. Fully tiled walls

Outside

There is basement parking with a space allocated to the property, as well as a storage locker.

Agents Notes:

Lease: 125 Years from January 2008.

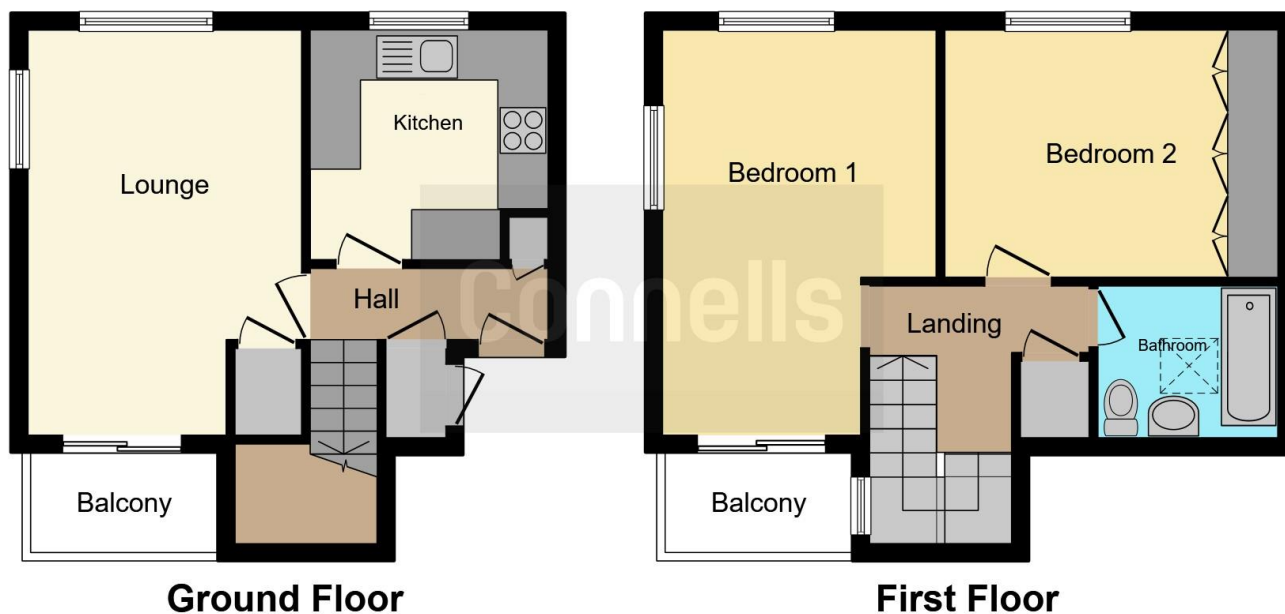
Service Charge: £1400 per annum

Ground Rent: £0 Share of Freehold

Council Tax - Band D - BCP Council

Owners within this development have the right to use the residents' dinghy park and slipway subject to a small additional annual charge, making it an ideal weekend retreat or waterside home.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

view this property online connells.co.uk/Property/SBN305773

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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