



Connells

Stour Road  
Christchurch



## Property Description

Connells Southbourne present this stylish second floor apartment, within easy reach of both Tuckton and Christchurch. It briefly comprises; two bedrooms, an open plan kitchen / sitting room, modern bathroom and allocated parking. Internal viewing is highly recommended.

Perfectly located close to the centre of Christchurch, this property is within close proximity of all amenities and is ideally situated for the Twynham catchment and the town's other sought-after schools. The historic 11th century Priory Church and Castle ruins 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 and Christchurch Town Centre can be reached within half a mile.

## Approach

From the brick block hardstanding there is a shared entrance hall.

## Entrance Hall

Stairs rise to the first floor landing. Personal front door. Wall mounted entry phone. Turning staircase leads to the second floor landing where there is a built-in storage boiler cupboard fitted with an electric boiler serving the hot water and central heating system. Panel doors to all rooms. Velux roof window. Door to:

## Sitting Room / Kitchen

22' 10" narrowing to x 11' 3" ( 6.96m narrowing to x 3.43m )

L Shaped Room. Double aspect room with Velux roof windows both to front and rear aspects. Double panel radiator. Built-in storage cupboard. Kitchen area: Fitted with a range of wall and base cabinets with beech

effect roll edge work surfaces over. Inset single bowl stainless steel sink unit with mixer tap. Inset Halogen hob with built-in fan assisted oven under. Space and pluming for automatic washing machine. Tiled splashbacks. Tiled surround.

## Bedroom One

10' 2" narrowing to x 8' 8" ( 3.10m narrowing to x 2.64m )

Velux roof window rear aspect affording views over Christchurch & Christchurch Priory. Double panelled radiator.

## Bedroom Two

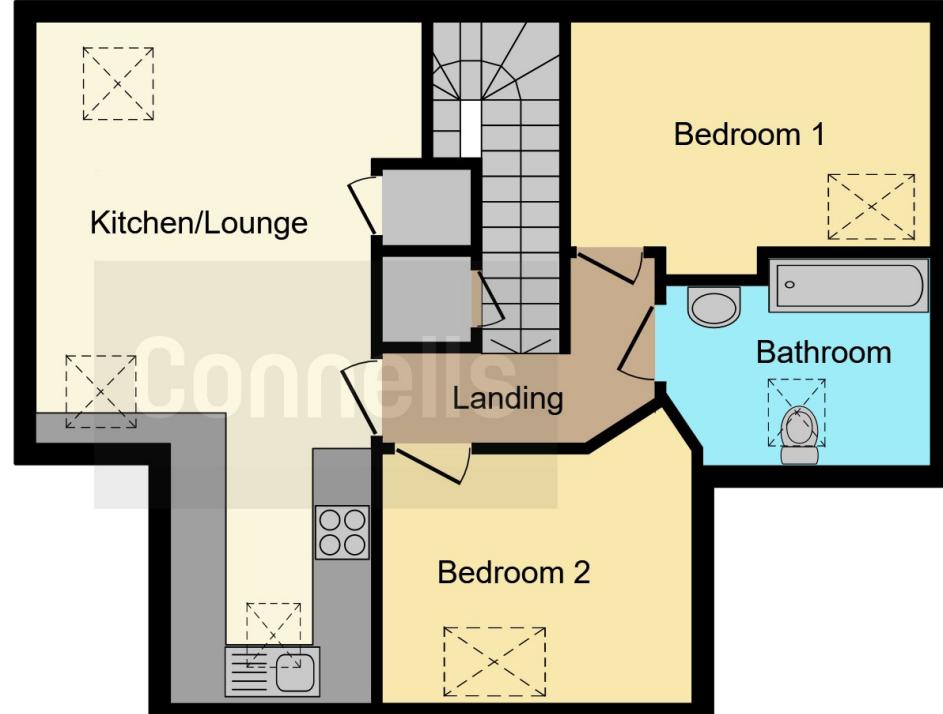
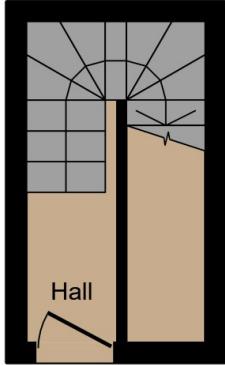
12' extending to x 7' 6" ( 3.66m extending to x 2.29m )

Velux roof window to side aspect. Double panelled radiator. Eaves storage cupboard.

## Bathroom

Velux roof window to rear aspect. Fitted with a 3 piece white suite comprising panel enclosed bath with separate shower over. Pedestal wash hand basin. Close coupled W.C. Chrome heated towel rail. Tiled flooring.





## Ground Floor

## First Floor

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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