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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**52 ENDFIELD ROAD
CHRISTCHURCH
BH23 2HU**

Price £225,000

Leasehold



WE ARE PLEASED TO HAVE BEEN GIVEN INSTRUCTIONS TO OFFER FOR SALE THIS EXTREMELY WELL PRESENTED FIRST FLOOR FLAT WHICH HAS ACCOMMODATION OF ENTRANCE HALL, LANDING, LOUNGE, 2 BEDROOMS, ATTRACTIVE SHOWER ROOM AND LOVELY DINING/KITCHEN WITH SEATING AREA.

THE PROPERTY HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, IT'S OWN PRIVATE ENTRANCE, PARKING TO THE REAR FOR 3 VEHICLES AND AN EXTENDED LEASE WITH APPROXIMATELY 199 YEARS REMAINING. BEING LEASEHOLD THERE IS USUALLY GROUND RENT AND MAINTENANCE BUT WITH THIS PARTICULAR PROPERTY THE OUTGOINGS ARE MINIMAL HAVING NO GROUND RENT TO PAY AND MAINTENANCE CHARGES BEING ON A SHARED AS AND WHEN BASIS.

IT IS ALSO CONVENIENTLY LOCATED FOR LOCAL SHOPS ALONG FAIRMILE ROAD AND IS ALSO WITHIN THE TWYNHAM SCHOOLS CATCHMENT.

52 ENDFIELD ROAD, CHRISTCHURCH BH23 2HU

- **WELL PRESENTED FIRST FLOOR FLAT**
- **2 BEDROOMS**
- **LOVELY DINING/KITCHEN**
- **ATTRACTIVE SHOWER ROOM**
- **LONG LEASE**
- **SHARED AS AND WHEN MAINTENANCE**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **AMPLE PARKING**
- **POPULAR LOCATION**
- **TWYNHAM CATCHMENT**
- **PLEASANT LOUNGE**
- **NO GROUND RENT**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



52 ENDFIELD ROAD, CHRISTCHURCH BH23 2HU



First Floor

Approx. 56.5 sq. metres (608.4 sq. feet)

