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Christchurch  
Dorset  
BH23 2LQ

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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**

**APARTMENT 10 FLEUR DE LIS  
41 HIGH STREET  
CHRISTCHURCH  
BH23 1AS**

**OIEO Price £200,000**

Leasehold



***OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS FIRST FLOOR RETIREMENT FLAT EXCLUSIVELY FOR THE OVER 60'S.***

***PRESENTED IN SHOW HOME CONDITION WITH ACCOMMODATION COMPRISING ENTRANCE HALL, LARGE STORE CUPBOARD, LOUNGE/DINER WITH BALCONY, MODERN KITCHEN WITH FITTED APPLIANCES, DOUBLE BEDROOM WITH BUILT IN WARDROBES AND LUXURIOUS SHOWER ROOM.***

***SITUATED IN THE VERY HEART OF THE TOWN CENTRE, FLEUR DE LIS WAS CONSTRUCTED IN 2015 AND COMPRISES OF 26 HIGH END APARTMENTS WITH A WIDE RANGE OF BENEFITS INCLUDING CCTV ENTRY SYSTEM, ON SITE CONCIERGE, DOUBLE GLAZING, ELECTRIC HEATING, STAIRS AND LIFT TO ALL FLOORS AND 24 HOUR ALARM SYSTEM TO THE GROUND FLOOR.***

***WE STRONGLY ADVISE AN EARLY INTERNAL INSPECTION TO FULLY APPRECIATE THE STANDARD AND LIFESTYLE THIS PROPERTY HAS TO OFFER.***

**APARTMENT 10 FLEUR DE LIS, 41 HIGH STREET, CHRISTCHURCH BH23 1AS**

- **FIRST FLOOR APARTMENT**
- **NO FORWARD CHAIN**
- **OFFERED IN SHOW HOME CONDITION**
- **DOUBLE GLAZING**
- **ELECTRIC HEATING**
- **BALCONY**
- **SPACIOUS LOUNGE/DINER**
- **MODERN KITCHEN WITH FITTED APPLIANCES**
- **LUXURIOUS SHOWER ROOM**
- **TOWN CENTRE LOCATION**
- **ON SITE CONCIERGE**
- **LIFT AND STAIRS TO ALL FLOORS**
- **CCTV ENTRY SYSTEM**
- **SPECIFICALLY FOR THE OVER 60'S**
- **DOUBLE BEDROOM WITH BUILT IN WARDROBES**



**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.



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## First Floor

Approx. 43.4 sq. metres (467.5 sq. feet)

