

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ

01202 487587

MICHAEL ADAM

post@michaeladam.co.uk

www.michaeladam.co.uk



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

**131A PUREWELL
CHRISTCHURCH
BH23 1EJ**

Price £235,000

Leasehold



BENEFITTING FROM IT'S OWN PRIVATE ENTRANCE IS THIS SPACIOUS FIRST FLOOR APARTMENT.

IT BOASTS ACCOMMODATION OF ENTRANCE HALL, LANDING, LOUNGE, ATTRACTIVE KITCHEN WITH BUTLER SINK, 2 DOUBLE BEDROOMS AND MODERN BATHROOM.

THE PROPERTY IS VERY WELL PRESENTED THROUGHOUT AND BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, PARKING SPACE AND AS OF 2019 A NEWLY EXTENDED LEASE. IDEALLY LOCATED FOR LOCAL SHOPS AND AMENITIES INCLUDING THE 2 RIVERSMEET LEISURE CENTRE, STANPIT MARSH AND MUDEFORD QUAY.

THE TOWN CENTRE OF CHRISTCHURCH IS WITHIN EASY REACH AND HAS A COMPREHENSIVE RANGE OF SHOPS, RESTAURANTS, BARS AND EATERIES TO SUIT MOST TASTES ALONG WITH MANY HISTORICAL LANDMARKS INCLUDING THE 11TH CENTURY PRIORY AND BEAUTIFUL RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR.

131A PUREWELL, CHRISTCHURCH BH23 1EJ

- **FIRST FLOOR APARTMENT**
- **OWN PRIVATE ENTRANCE**
- **2 DOUBLE BEDROOMS**
- **ATTRACTIVE KITCHEN**
- **GOOD SIZE LOUNGE**
- **PARKING SPACE**
- **IDEALLY LOCATED FOR LOCAL SHOPS AND AMENITIES**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **MODERN BATHROOM**
- **WELL PRESENTED THROUGHOUT**
- **IDEAL FIRST TIME BUY**
- **VIEWING ADVISED**
- **NEWLY EXTENDED LEASE FROM 2019**



VIEWING STRICTLY BY APPOINTMENT PLEASE

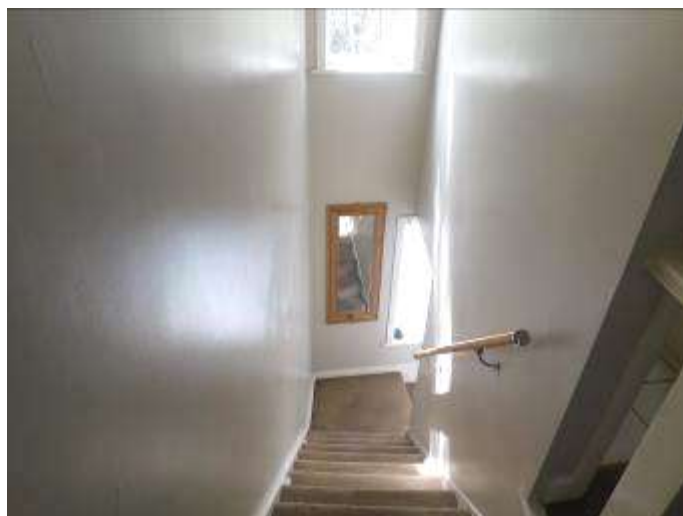
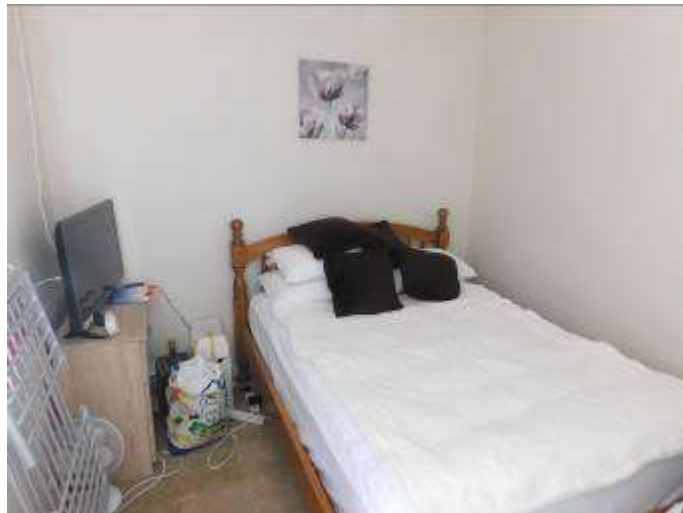
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

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.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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