

FLAT 5 MAGNOLIA COURT  
CHRISTCHURCH  
Dorset, BH23 1PF

£1,250  
PER CALENDAR MONTH

[goadsby.com](http://goadsby.com)

TWO BEDROOM  
FIRST FLOOR  
APARTMENT CLOSE  
TO CHRISTCHURCH  
HIGH STREET WITH  
ALLOCATED  
PARKING.,

- Spacious Two Bedroom First Floor Flat
- A Walk from Christchurch High Street
- Off Road Allocated Parking
- Two Bathrooms
- EPC Rating : Band TBC



Reference: 152471

**Deposit Amount:** £1442.30

**Council Tax:** Band C

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Allocated Parking Space

**Utilities:** Ask Agent  
Mains Supply Electricity  
Mains Supply Gas  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

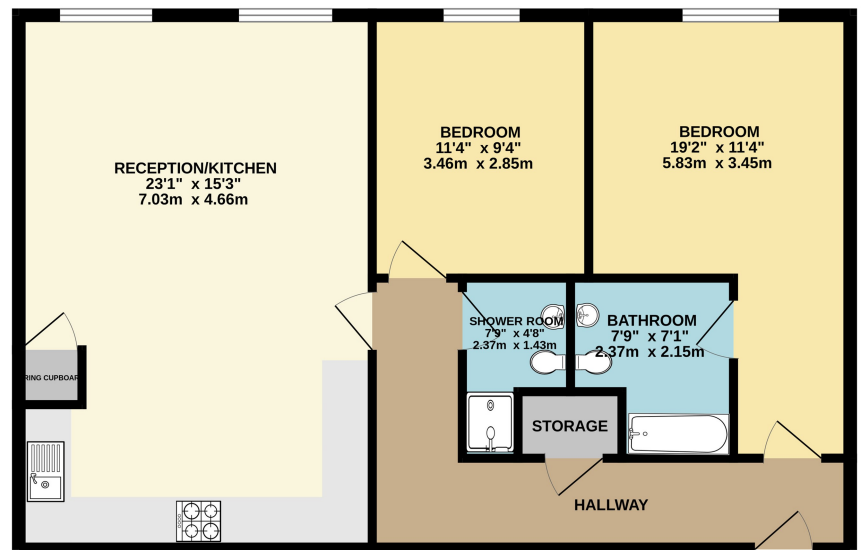
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

A well presented two double bedroom first floor apartment. The property is located on Bargates and is just a short walk from the high street and the picturesque Christchurch harbour. There are two double bedrooms, the master also benefits from an en-suite bathroom which has a shower over bath, the second bedroom is then serviced by a separate shower room. Offered on an unfurnished basis, the kitchen is fitted with white goods to include a fridge freezer, washing machine and dishwasher. The property has gas central heating and is fully double glazed. There is also an allocated off-road parking space.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2024

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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