





House and Son are delighted to offer for sale this spacious two bedroom apartment with far reaching sea views, from Isle of Wight to Studland. Situated on Christchurch Road, the East

Cliff and sandy beaches below are within a short walk and bus routes to Bournemouth, Christchurch and Poole are available at bus stops within a hundred yards of the development.

The accommodation briefly comprises, entrance hall, living room, balcony, kitchen, two bedrooms, shower room and separate cloakroom. There is an allocated secure underground parking space as well as visitor parking and communal gardens. Further benefits include double glazing, a combination of night storage and electric heating, leasehold with 138 years remaining and the buyer will benefit from a newly replaced roof to the development.

COMMUNAL ENTRANCE HALL

With lift and stairs to all floors and secure entry system.

ENTRANCE HALL

23' 3" x 4' 7" (7.09m x 1.4m) narrowing to 2' 6" (0.76m)

LIVING ROOM

22' 2" x 12' 2" (6.76m x 3.71m)

BALCONY

10' 0" x 4' 9" (3.05m x 1.45m)

KITCHEN

12' 2" x 8' 0" (3.71m x 2.44m)

BEDROOM ONE

14' 7" x 10' 5" (4.44m x 3.18m)

BEDROOM TWO

12' 8" x 12' 0" (3.86m x 3.66m)



SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m)

CLOAKROOM

5' 6" x 4' 5" (1.68m x 1.35m)

SECURE UNDERGROUND PARKING

OUTSIDE

Visitor parking and well kept communal front and rear gardens.

TENURE AND CHARGES

Tenure: Leasehold 137 years remaining

Ground Rent: Peppercorn

Service Charges: £3032 per annum

EPC Rating: D

Council Tax Band: C

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



