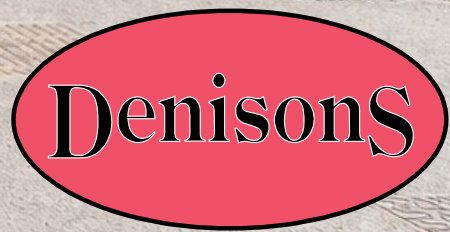




81 Riverside Gardens



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Dragoon Way, BH23 2TT

£215,000

Situated within a well-maintained and highly sought-after development, this spacious top-floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Benefiting from a share of freehold and approximately 96 years remaining on the lease, the property combines practical living space with an enviable location close to local amenities and transport links. The accommodation comprises a welcoming entrance hall, a bright and spacious living/dining room, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Further benefits include gas central heating, a useful part-boarded loft space providing additional storage, and double glazing throughout. Externally, the property enjoys one allocated parking space together with the rare advantage of a private garage, offering secure parking or additional storage. The apartment forms part of a well-maintained block managed by Napier Management. Conveniently located, the property is within easy reach of the local train station, major link roads, and a variety of shops, cafés, and everyday amenities, all accessible via a short stroll. It also falls within the highly regarded Twynham School catchment area, making it an attractive option for families. The property benefits from a service charge of approximately £1,900 per annum, payable in two instalments every six months.



Lounge 9' 1" x 7' 6" (2.77m x 2.28m)

Lounge 6' 8" x 5' 1" (2.03m x 1.55m)

Bedroom 1 10' 11" x 7' 4" (3.32m x 2.23m)

Bedroom 2 7' 9" x 7' 4" (2.36m x 2.23m)

Bathroom 6' 11" x 5' 7" (2.11m x 1.70m)

Kitchen 10' 3" x 8' 10" (3.12m x 2.69m)

Garage 16' 6" x 8' 3" (5.03m x 2.51m)





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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	78 C	78 C
81-91	B		
92+	A		



GROUND FLOOR
 631 sq. ft. approx.