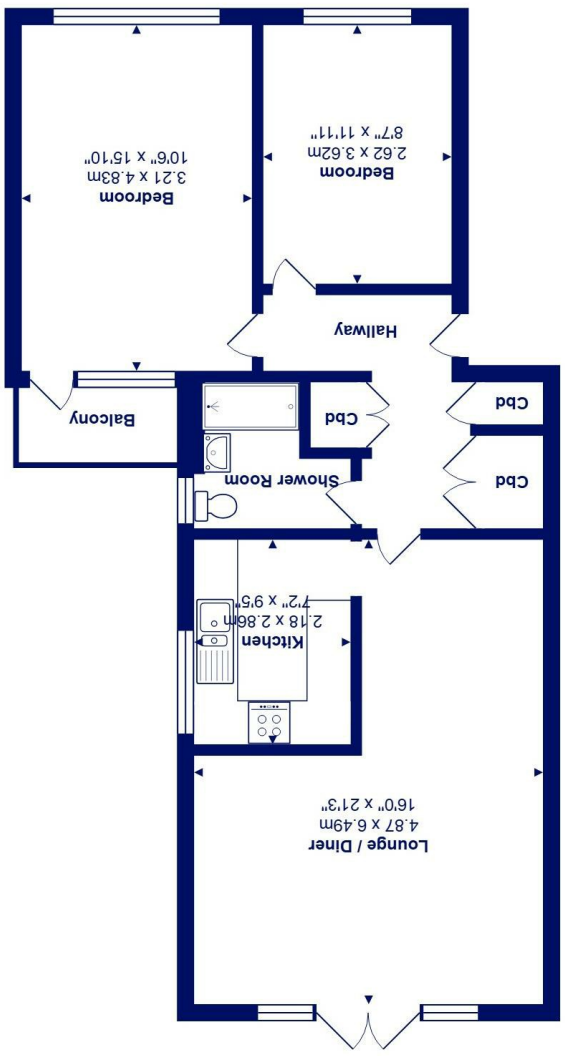

Total Area: 71.8 m² ... 773 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Alderbury Court Rushford Warren, BH23 3NY *£300,000*

Mitchells

1963 — TODAY

An immaculately presented two double bedroom ground floor apartment of approaching 800 sqft. Benefitting from a private, sunny balcony and a large underground garage/store perfect for paddleboards, kayaks and bikes. This lovely property has been refurbished by the current owner and features a refitted kitchen with integrated appliances, large living space opening onto a sun terrace, large master bedroom with its own balcony and a modern shower room.

The apartment is share of freehold and is enviably located in the heart of Mudeford, close to the water's edge and with a residents' communal slipway.

- Ground floor apartment of nearly 800 sqft
- Two double bedrooms
- Modern, fully tiled shower room
- Refitted kitchen with integral appliances
- Spacious living/dining room
- Large balcony off the living area, smaller second balcony off the master bedroom
- Entrance hallway with storage cupboards
- Underground garage/store
- Gas central heating and uPVC double glazing
- Share of freehold – maintenance £1,935 pa

EPC Rating Band: C
Council Tax Band: D
Share of Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

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