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DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

FLAT 7 ST CATHERINES COURT
17 FAIRMILE ROAD
CHRISTCHURCH
BH23 2LA

Price £175,000

Leasehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS WELL PRESENTED FIRST FLOOR FLAT WHICH IS SITUATED WITHIN CLOSE PROXIMITY TO THE MAINLINE RAILWAY STATION.
THE PROPERTY COMPRISES ENTRANCE HALL, GOOD SIZE LOUNGE/DINER, DOUBLE BEDROOM, MODERN WELL PROPORTIONED KITCHEN AND MODERN FAMILY BATHROOM.
WE FEEL THIS IS AN IDEAL FIRST TIME BUY WHICH HAS A RECENTLY EXTENDED LEASE WITH APPROXIMATELY 141 YEARS REMAINING.
BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, GARAGE AND BEING LOCATED WITHIN EASY REACH OF LOCAL SHOPS ALONG BARGATES AND THE TOWN CENTRE WHICH HAS WIDE RANGE OF SHOPS, RESTAURANTS, BARS AND EATERIES TO SUIT MOST TASTES ALONG WITH MANY HISTORICAL LANDMARK'S AND BEAUTIFUL RIVERSIDE WALKS.

FLAT 7 ST CATHERINES COURT, FAIRMILE ROAD, CHRISTCHURCH BH23 2LA

- **MODERN FIRST FLOOR FLAT**
- **CLOSE TO TOWN CENTRE AND TRAIN STATION**
- **RECENTLY EXTENDED LEASE**
- **NO FORWARD CHAIN**
- **GOOD SIZE LOUNGE/DINER**
- **MODERN KITCHEN & BATHROOM**
- **DOUBLE BEDROOM**
- **GARAGE**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **WELL PRESENTED THROUGHOUT**
- **IDEAL FIRST TIME BUY**
- **VIEWING ADVISED**





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.

FLAT 7 ST CATHERINES COURT, FAIRMILE ROAD, CHRISTCHURCH BH23 2LA







First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)

