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ESTATE AGENTS



75 Dragoon Way, Christchurch, BH23 2TT
Price £255,000 Leasehold

AUTHENTIC ~ PASSIONATE ~ PROFESSIONAL
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Dragoon Way, Christchurch *Twynham Catchment *
Price £255,000

Two-bedroom first-floor flat in a purpose-built block | Spacious lounge/diner | Modern bathroom | Traditional-style kitchen | Garage with power and light | Additional on-site parking spaces | Communal garden access | Close to local walks and amenities in Christchurch | Gas central heating and double-glazed windows |

- | | | | |
|---|---|---|-------------------|
|  | 1 |  | Flat |
|  | 2 |  | 679 sqft (63 sqm) |
|  | 1 |  | Leasehold |





Dragoon Way, Christchurch *Twynham Catchment *

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The Property Overview

Introducing this beautifully presented two-bedroom, first-floor apartment, perfectly situated in a highly desirable and quiet purpose-built block in Christchurch. The property represents an excellent opportunity for first-time buyers, downsizers, or savvy investors looking for a turn-key home with fantastic added benefits.

The Living Space

Stepping inside, you are greeted by a welcoming hallway that leads to the heart of the home: a remarkably spacious lounge/diner. Bathed in natural light, this versatile room offers plenty of space for both a comfortable living setup and a family dining table—perfect for entertaining friends or relaxing after a long day.

The traditional-style kitchen is thoughtfully designed with ample storage and workspace.

Bedrooms & Bathrooms

The apartment boasts two well-proportioned bedrooms,

each offering a peaceful retreat. Serving the bedrooms is a sleek, modern family bathroom fitted with contemporary fixtures and a clean, stylish finish.

External Features & Parking

One of the standout features of this property is the private garage, which comes fully equipped with power and light. In addition to the garage, residents benefit from:

On-site additional parking spaces for residents and visitors. Access to beautifully maintained communal gardens, offering a lush, green space to enjoy the outdoors without the maintenance hassle.

Location & Lifestyle

Location is everything, and 75 Dragoon Way truly delivers.

Situated in the historic and vibrant town of Christchurch, you are never far from convenience or nature.

Scenic Walks: The property is perfectly positioned for outdoor enthusiasts. Enjoy leisurely strolls along the nearby rivers, explore the breathtaking Stanpit Marsh Nature Reserve, or take a short drive to the stunning beaches of Mudeford Quay.

Convenience: Local amenities, excellent schools, and Christchurch town centre—with its array of boutique shops, cafes, and the historic Priory—are all within easy reach.

Viewing Highly Recommended.

Lease: 125 years from 1997 (96 years remain)

Ground Rent : TBA

Service Charge : £1908.58

If you would like to book a viewing or find out how much your property is worth please contact us

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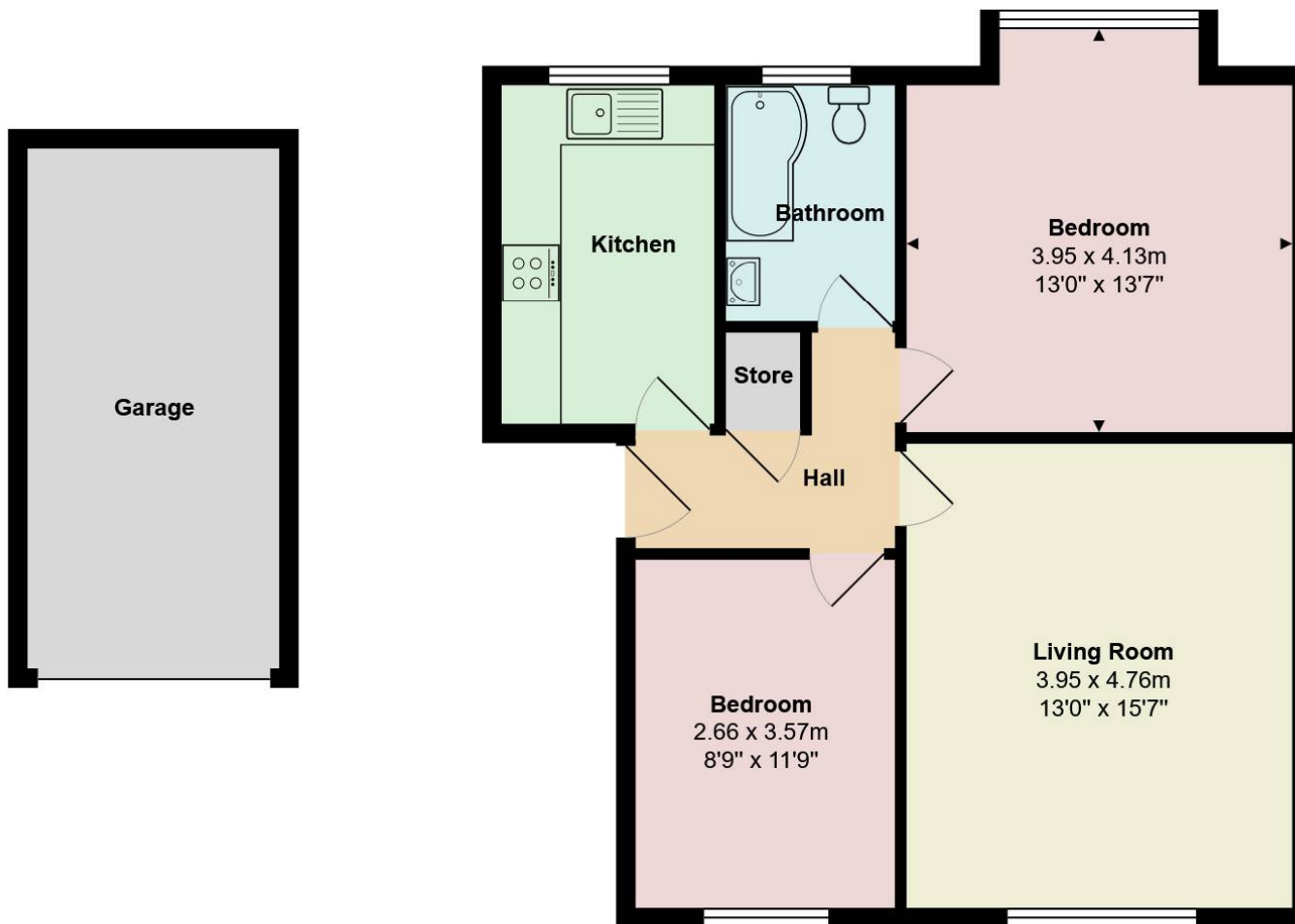
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Total Area: 63.0 m² ... 679 ft² (excluding garage)

All measurements are approximate and for display purposes only