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Flat 1, The Abbots

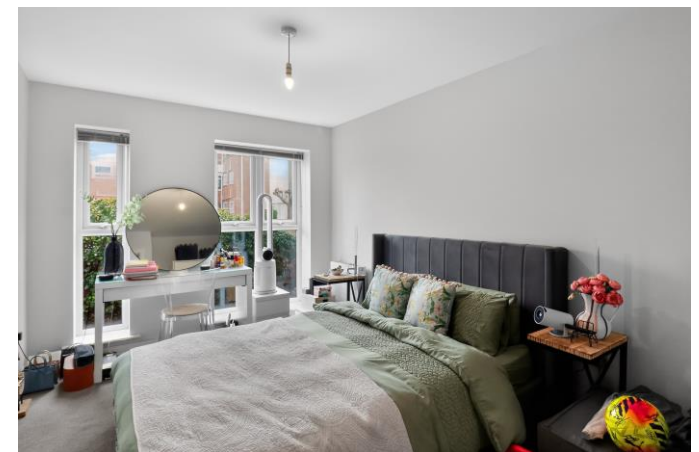
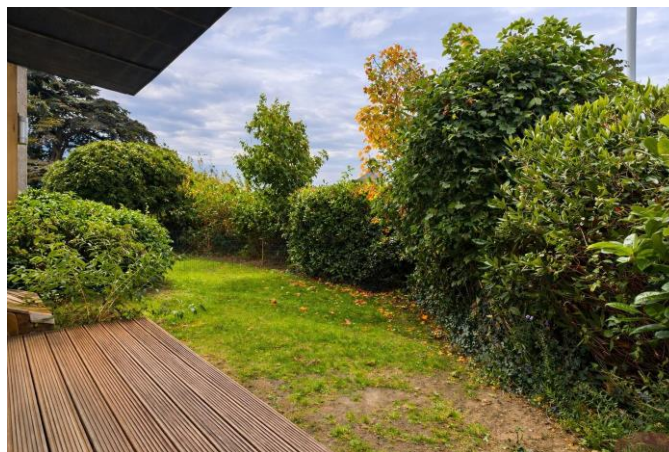
DenisonS

Flat 1, The Abbots

Stour Road, BH23 1PS

£225,000

This well-presented two-bedroom property offers an excellent opportunity for first-time buyers or buy-to-let investors and is available with no onward chain. The home features a bright open-plan lounge, kitchen and dining area, creating a modern and sociable living space, complete with integrated appliances for added convenience. Externally, the property benefits from a private patio and garden, ideal for relaxing or entertaining, along with the advantage of an allocated parking space. Inside, there is also a modern bathroom serving the accommodation. Ideally located close to Christchurch town centre, the property is within walking distance of local amenities, bus routes and the train station, making it well suited for commuters and those seeking easy access to shops, cafés and everyday facilities. Lease 108 Years Ground Rent £300 P/A Maintenance £2,400 P/A.



Kitchen/Living Room 17' 3" x 13' 1" (5.25m x 3.98m)

Bedroom 1 13' 10" x 9' 1" (4.21m x 2.77m)

Bedroom 2 11' 1" x 8' 4" (3.38m x 2.54m)

Bathroom

Patio

Garden

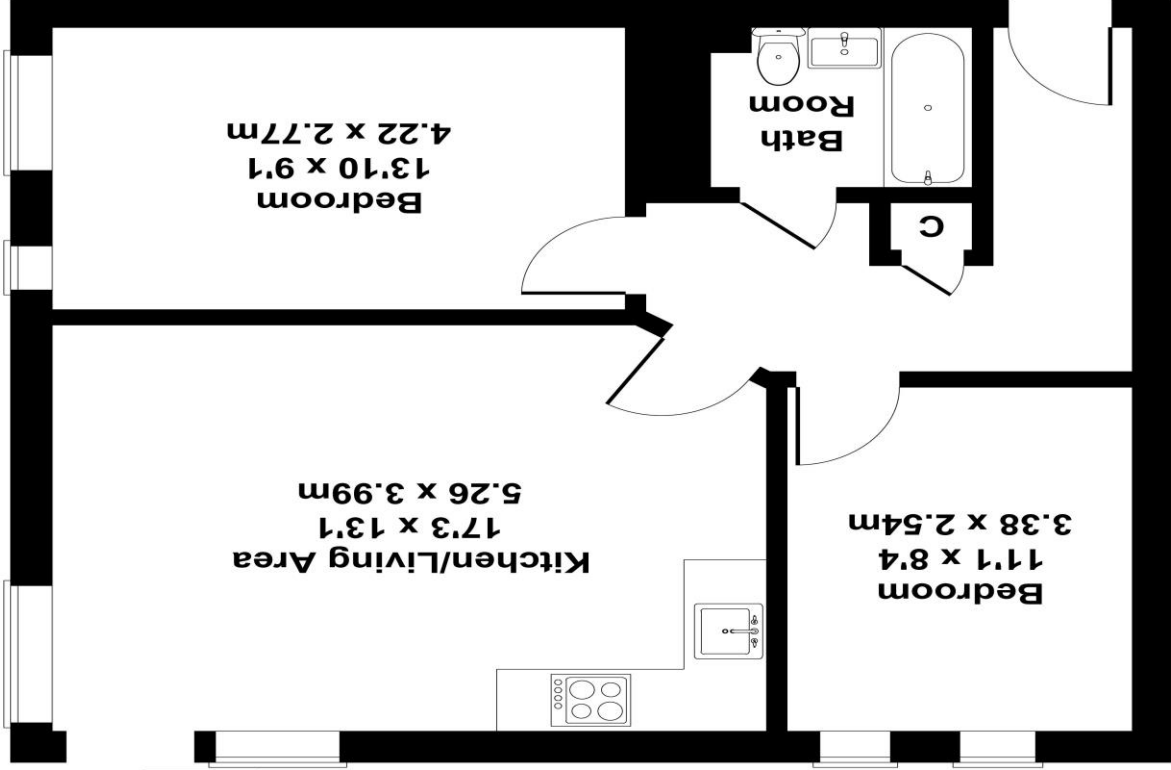
Parking



Flat 1, The Abbotts, Stour Road

Approximate Gross Internal Area

591 sq ft - 55 sq m



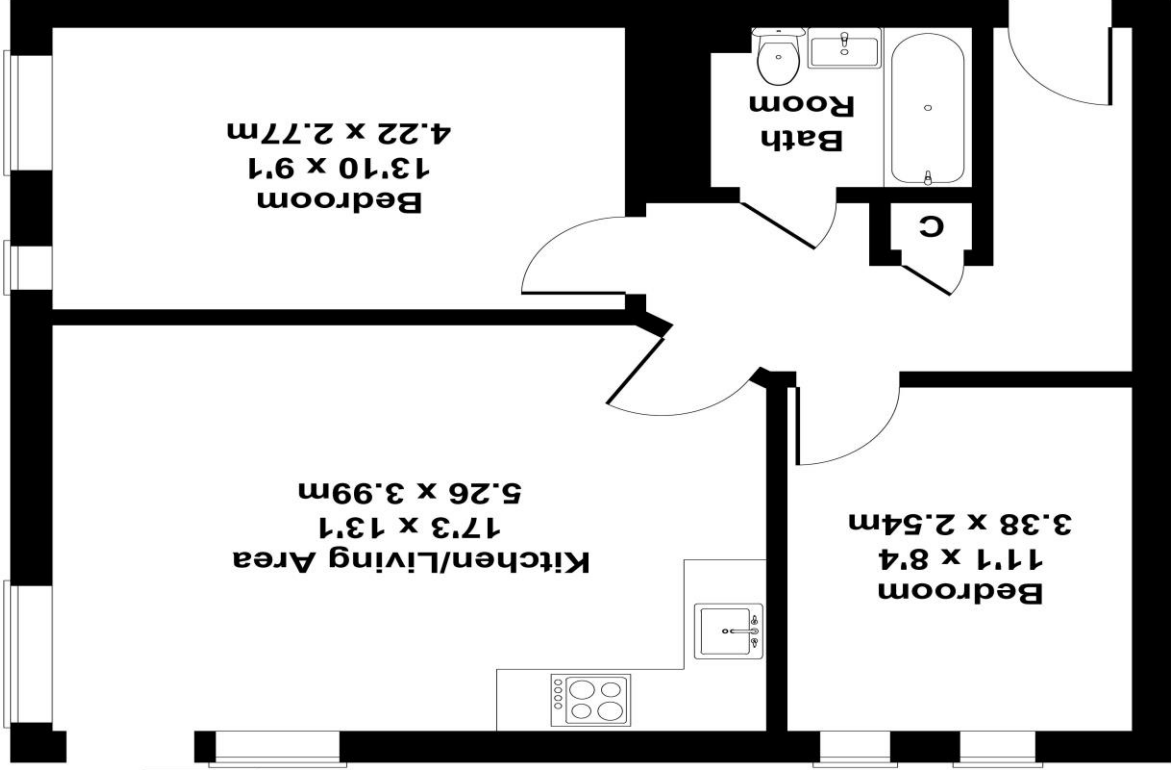
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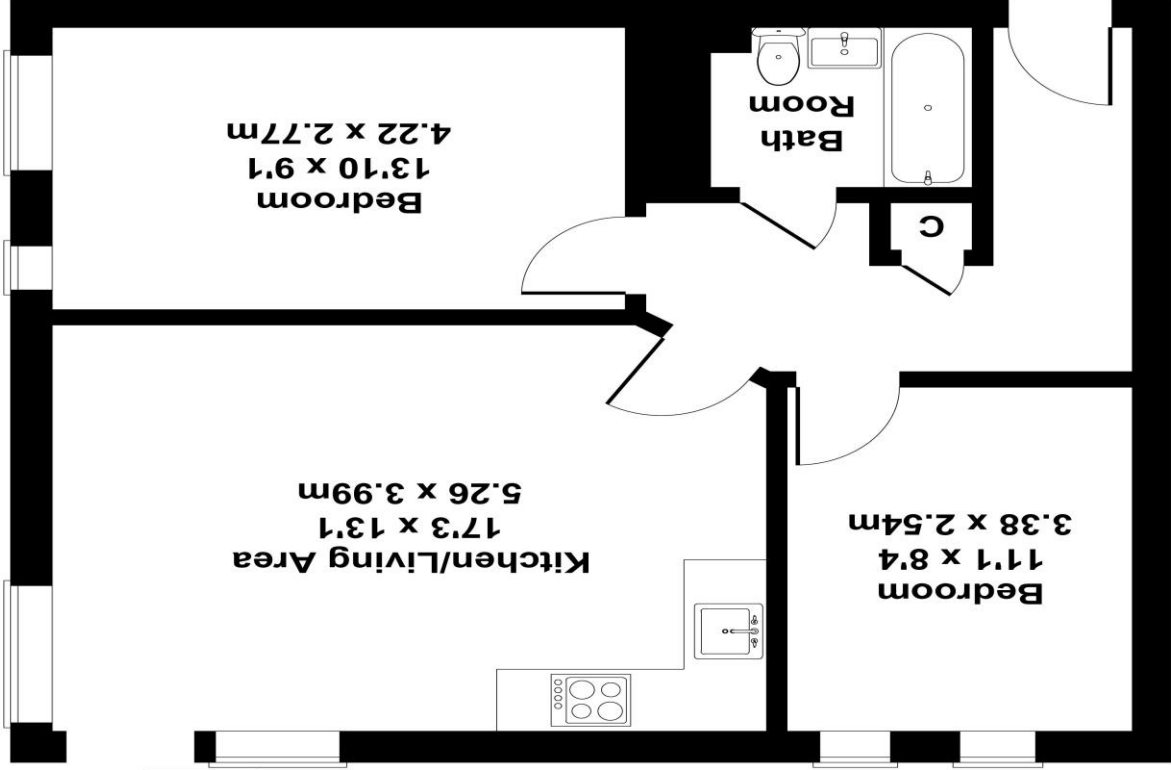
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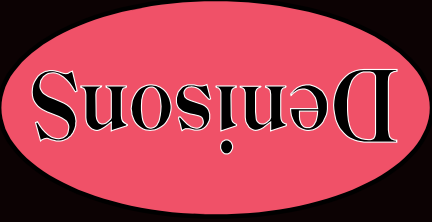


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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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