



7 ~ Francesca Grange ~ Christchurch ~ BH23 3QN

16 High Street, Christchurch Dorset BH23 1AY

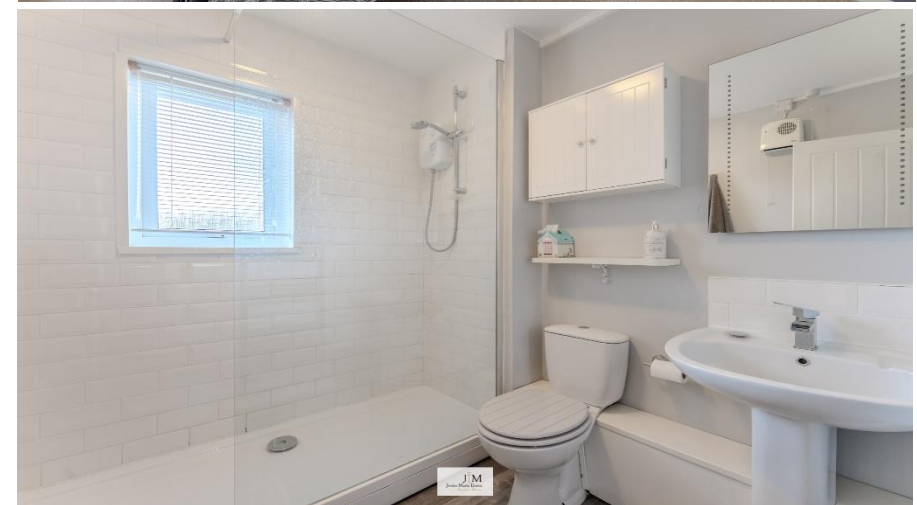
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01202 484444

**JIM**  
Jordan Marks Estates  
*Signature Homes*



This highly desirable and immaculately presented spacious and contemporary one bedroom ground floor apartment is superbly situated close to excellent public transport links to Christchurch Highcliffe and Bournemouth. The well-appointed accommodation comprises an entrance hallway with doors off leading to the expansive open plan living area with ample space for dining and glazed doors leading to the external private patio area, the kitchen offers a wide range of wall and base units, double electric ovens with hob over, appliances are to be included in the sale. Generous master bedroom with built in wardrobes and contemporary shower room with walk in shower and white suite. This immaculately presented apartment externally benefits from one allocated off road parking space and use of the generous landscaped communal grounds. (Pets Allowed under license from management company)



# Floor Plan

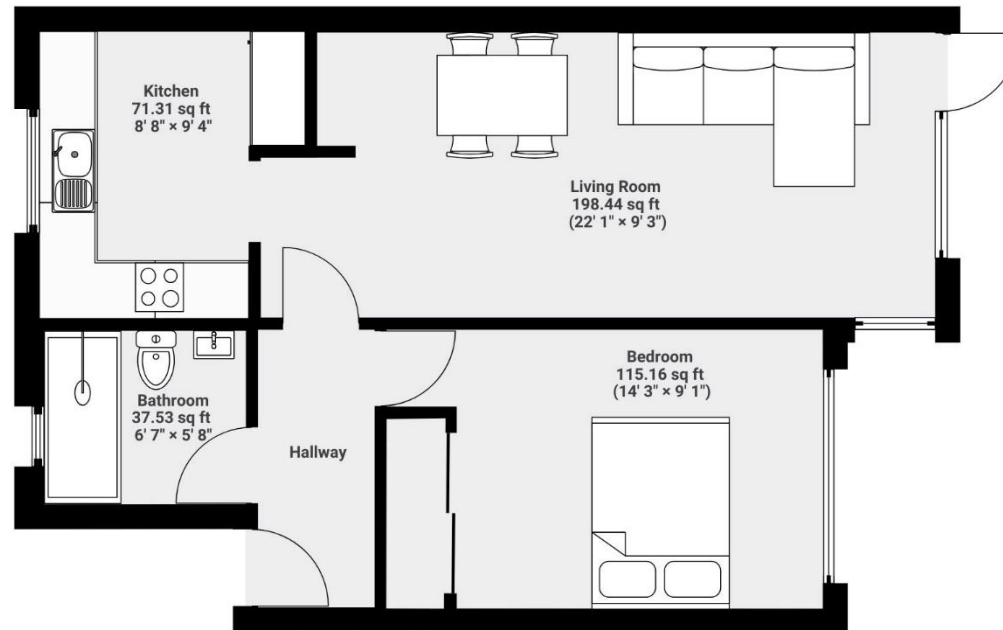
470 Internal SQ. FT  
43.6 Internal SQ. M

Francesca Grange  
Sommerford Way  
Christchurch  
BH23

Total Area (Approx)  
470 sq ft  
43.66 sq m



▼ Ground Floor



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions. FJVISUALS

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



### Situation

This highly desirable apartment is superbly situated close to the centre of the historic market town of Christchurch with its Priory Quay and weekly market and on a main Bus Route. Bournemouth Town Centre is located approx. 5 miles away with its blue flag award winning beaches. The New Forest National Park and Southampton Town Centre are an easy commute from the property.

### Local Authority and School Catchments

BCP Council ~ Tax Band B

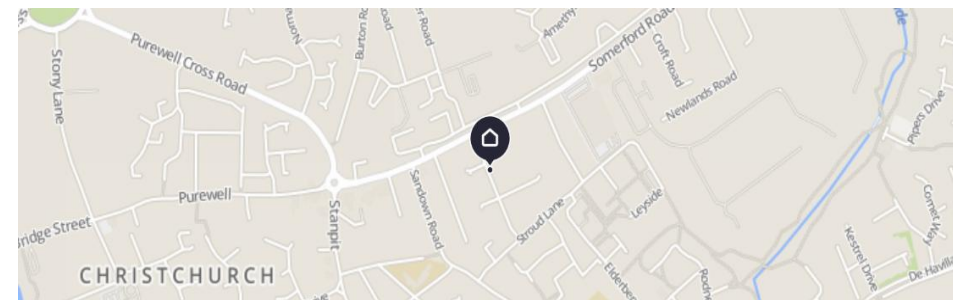
### Tenure

Share of Freehold ~ No Ground Rent

Service charge - £1200 yearly including Building Insurance.

### Asking Price

£190,000





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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