

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ
01202 487587

MICHAEL ADAM

post@michaeladam.co.uk

www.michaeladam.co.uk



These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**FLAT 4 OAKTREE COURT
20 STOUR WAY
CHRISTCHURCH
BH23 2PF**

Price £225,000

Share of Freehold



NOW IN NEED OF GENERAL UPDATING IS THIS SPACIOUS FIRST FLOOR FLAT SITUATED IN A DESIRABLE PART OF WEST CHRISTCHURCH.

THE PROPERTY IS IDEAL FOR THE D.I.Y. ENTHUSIAST AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, GOOD SIZE DOUBLE ASPECT LOUNGE, KITCHEN, 2 WELL PROPORTIONED DOUBLE BEDROOMS, FAMILY BATHROOM & SEPARATE SHOWER ROOM.

THE FLAT DOES HAVE GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING PLUS FURTHER BENEFITS INCLUDING GARAGE, COMMUNAL GARDENS, NO FORWARD CHAIN AND BEING WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND AMENITIES.

THERE ARE DELIGHTFUL RIVERSIDE WALKS NEARBY, AND THE PROPERTY IS SITUATED APPROXIMATELY 1.5 MILES FROM THE CENTRE OF CHRISTCHURCH WITH IT'S COMPREHENSIVE RANGE OF SHOPS, RESTAURANTS, BARS AND EATERIES TO SUIT MOST TASTES AND HISTORICAL LANDMARKS INCLUDING THE 11TH CENTURY PRIORY,

- **NO FORWARD CHAIN**
- **GOOD SIZE SPACIOUS FIRST FLOOR FLAT**
- **SHARE OF FREEHOLD**
- **2 DOUBLE BEDROOMS**
- **GOOD SIZE LOUNGE**
- **KITCHEN**
- **WELL TENDED COMMUNAL GARDENS**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **IDEAL FOR A DIY ENTHUSIAST**
- **POPULAR WEST CHRISTCHURCH LOCATION**
- **CLOSE TO LOCAL SHOPS & AMENITIES**
- **BEAUTIFUL RIVERSIDE WALKS NEARBY**
- **MUST BE VIEWED TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER**



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 4 OAKTREE COURT 20 STOUR WAY, CHRISTCHURCH BH23 2PF



First Floor

Approx. 68.2 sq. metres (734.2 sq. feet)

