



Wickford House ~ Soper's Lane ~ Christchurch ~ BH23 1JF

16 High Street, Christchurch Dorset BH23 1AY

www.jordanmarksestates.co.uk

01202 484444

JIM
Jordan Marks Estates
Signature Homes

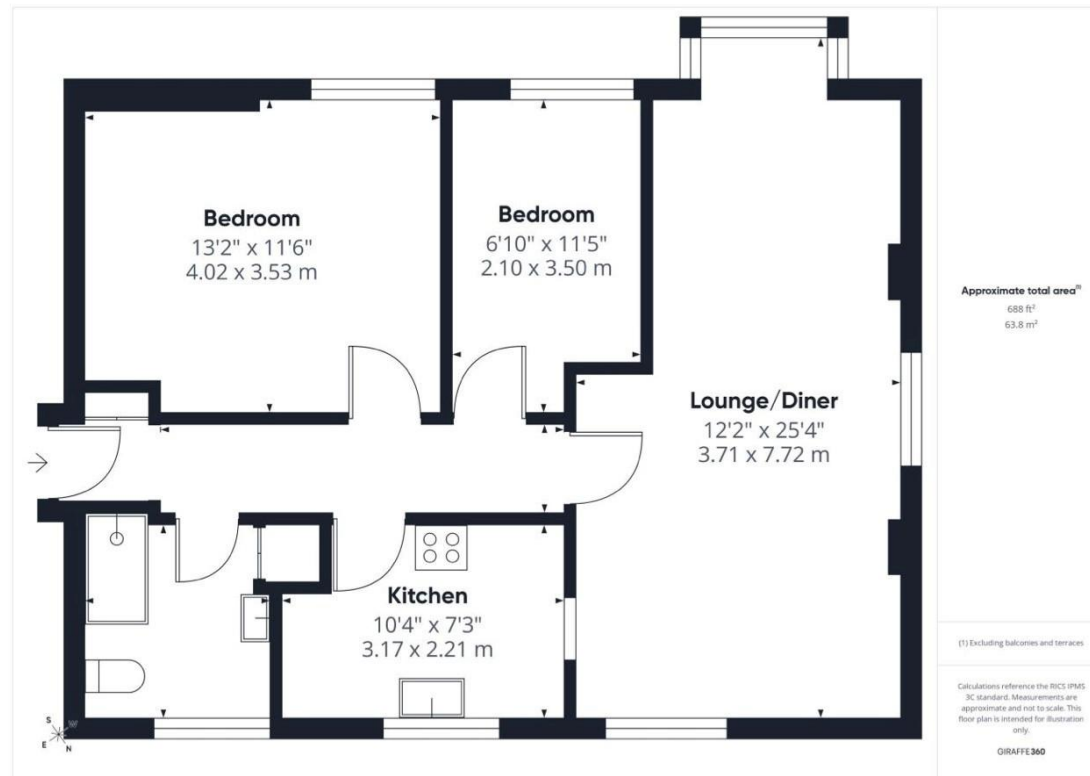


Superbly located two double bedroom ground floor apartment within easy walking distance of Christchurch Town Centre with its historic Priory, Quay and thriving High Street. The well-appointed accommodation comprises entrance hallway with doors off leading to the open plan living area benefitting from a feature bay window with rear aspect and with ample space for dining, separate kitchen with wide range of wall and base units, electric oven and hob, washing machine and fridge/freezer. The accommodation continues into the master bedroom with built in wardrobes, further double guest bedroom and fully tiled family shower room with contemporary white suite. The property benefits from a newly installed electric heating system throughout, numerous storage cupboards and offers one allocated off road parking space with the added benefit of a storage unit.

Floor Plan

726 Internal SQ. FT

67.4 Internal SQ. M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Situation

Situated in the heart of Christchurch, residents will benefit from the convenience of being in close proximity to a plethora of amenities, including shops, restaurants transport links, Christchurch Priory and the River Stour ensuring a lifestyle of ease and accessibility Council Tax band: C

Local Authority and School Catchments

BCP Council ~ Tax Band C

Tenure

Leasehold 900 Years Remaining ~ No Ground Rent
Service charge - £ £1839.44 yearly including Building Insurance.

Asking Price

£215,000 Offers Over





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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