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MICHAEL ADAM

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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

**3C FOREST GLADE
SEA VIEW ROAD
WALKFORD - CHRISTCHURCH
BH23 5QJ**

Price £225,000

Shared Freehold



A SPACIOUS, WELL PRESENTED GROUND FLOOR APARTMENT WHICH HAS ACCOMMODATION COMPRISING 2 DOUBLE BEDROOMS, ENTRANCE HALL, MODERN KITCHEN & SHOWER ROOM & A 19FT LIVING ROOM.

BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ALLOCATED PARKING AND A PRIVATE LOW MAINTENANCE GARDEN.

THE MAINTENANCE CHARGES ARE ON AN AS AND WHEN BASIS AND THE FLAT IS OFFERED WITH A SHARE OF THE FREEHOLD GOVERNED BY A LEASE WHICH HAS APPROXIMATELY 990 YEARS REMAINING.

THERE IS ALSO THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

WE UNDERSTAND THIS LOVELY APARTMENT UNDERWENT A PROGRAM OF WORKS OF IMPROVEMENT APROXIMATELY 5 YEARS AGO INCLUDING NEW DOUBLE GLAZING AND GAS FIRED BOILER.

FOREST GLADE, 3C SEA VIEW ROAD, WALKFORD, CHRISTCHURCH BH23 5QJ

- **GROUND FLOOR APARTMENT**
- **2 DOUBLE BEDROOMS**
- **PRIVATE GARDEN**
- **WELL PRESENTED THROUGHOUT**
- **19FT LIVING ROOM**
- **MODERN KITCHEN AND SHOWER ROOM**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **ALLOCATED PARKING**
- **SHARE OF FREEHOLD**



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.

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Ground Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



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