

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ

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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

**235A FAIRMILE ROAD
CHRISTCHURCH
BH23 2LQ**

Price £165,000

Leasehold



A WELL PROPORTIONED FIRST FLOOR FLAT SITUATED CLOSE TO LOCAL SHOPS, AMENITIES & BEAUTIFUL WOODLAND WALKS ON ST CATHERINE'S HILL & TWYNHAM INFANT & JUNIOR SCHOOL

THE PROPERTY IS OFFERED FOR SALE WITH NO FORWARD CHAIN AND WOULD SUIT CASH BUYERS ONLY DUE TO THE LENGTH OF THE REMAINING LEASE (APPROXIMATELY 55 YEARS)

THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, MODERN STYLE KITCHEN, GOOD SIZE LIVING ROOM, 2 BEDROOMS AND MODERN SHOWER ROOM.

BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, NEW FLOOR COVERINGS, RECENT REDECORATION, NEW ROOF AND NEW SKY LIGHTS TO THE KITCHEN AND SHOWER ROOM.

EARLY VIEWING IS ADVISED

235A FAIRMILE ROAD, CHRISTCHURCH BH23 2LQ

- **2 BEDROOM FIRST FLOOR FLAT**
- **CASH BUYERS ONLY**
- **NO FORWARD CHAIN**
- **PRICED TO REFLECT SHORT LEASE**
- **GOOD SIZE LOUNGE/DINER**
- **CLOSE TO LOCAL SHOPS**
- **MODERN KITCHEN & SHOWER ROOM**

- **NEW ROOF & SKYLIGHTS**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **NEW FLOOR COVERINGS**
- **CLOSE TO WOODLAND WALKS**
- **POPULAR LOCATION**
- **TWYNHAM CATCHMENT**
- **VIEWING ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

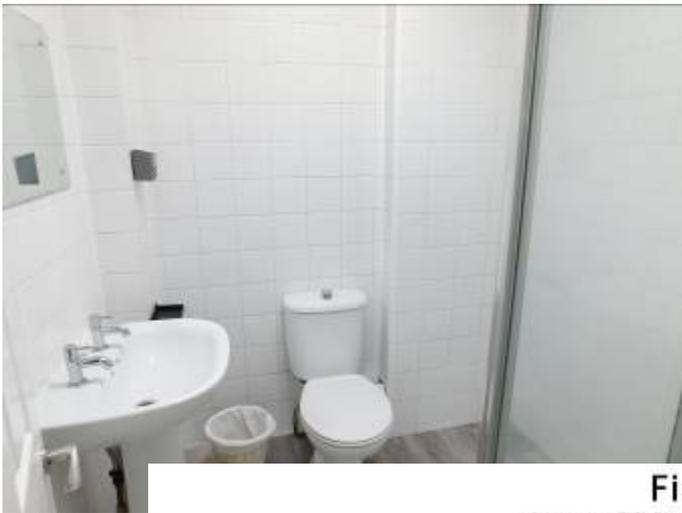
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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.

235A FAIRMILE ROAD, CHRISTCHURCH BH23 2LQ



First Floor

Approx. 50.8 sq. metres (546.3 sq. feet)

