



2  1  1  EPC = C

27 HALIFAX WAY, MUDEFORD, CHRISTCHURCH BH23 4TX PRICE: £220,000 SHARE OF FREEHOLD

**Winkworth**

for every step...

# Well presented first floor flat which has been recently modernised by the current owners and is offered with vacant possession. CHAIN FREE!

27 Halifax Way, Mundeford, BH23 4TX

Price: £220,000

Tenure: Share of freehold

01425 274444

mundeford@winkworth.co.uk

## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford Quay and Stanpit Marsh Nature Reserve are within walking distance.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

This vacant 2 bedroom purpose built first floor flat is situated on a popular development in a cul-de-sac location within easy reach of Mundeford Harbour, picturesque Quay and award winning Avon Beach.

The flat benefits from internal redecoration and new carpets and is being sold with the benefit of a Share of Freehold with remainder of a 999 year lease attached.

An entrance door leads to the entrance hall with stairs to first floor landing. Hatch to roof space.

Lounge/dining room has a window to the front and archway to kitchen.

The kitchen has a range of fitted units with half tiled walls. One and a half bowl sink with single drainer and mixer tap. Newly fitted oven. Ceramic hob. Extractor cooker hood. Breakfast bar. Space and plumbing for washing machine. 'Vaillant' gas boiler. Further space for fridge/freezer.

Bedroom One has a window to the front with door to cupboard/wardrobe.

Bedroom Two has a window to the rear.

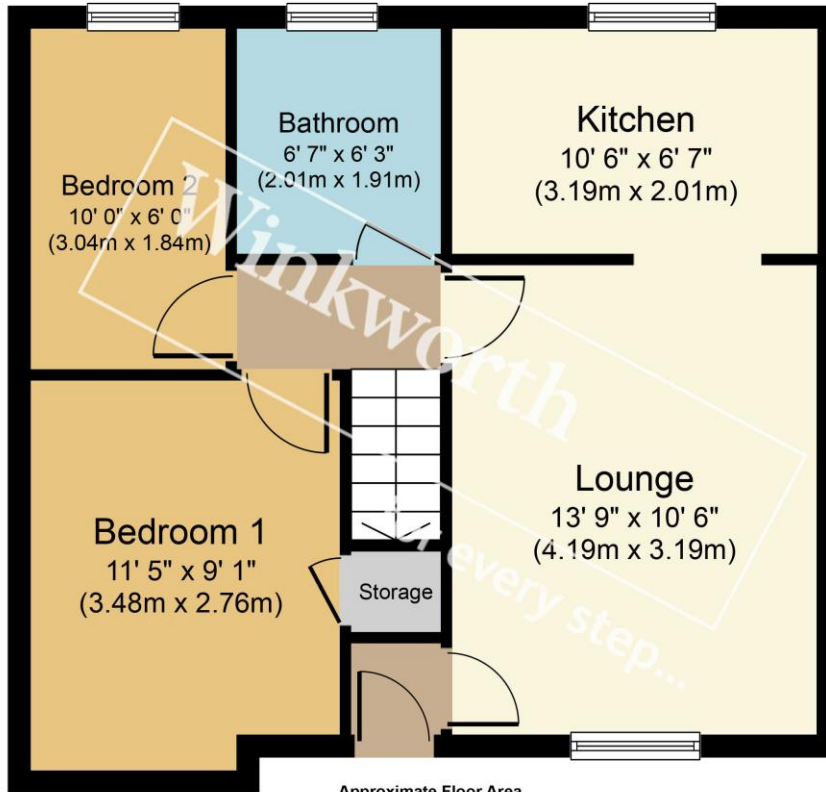
The bathroom is fully tiled and comprises bath with mixer tap/shower attachment, basin and w.c.

The property benefits from an allocated parking space plus extra visitor car parking.

## Summary:

- Purpose built first floor flat
- Two bedrooms
- Lounge/dining room
- Kitchen with breakfast bar
- Family bathroom
- Allocated parking space
- Recently modernised
- Newly fitted carpets
- Short walk to Mundeford Wood & award-winning beaches
- Vacant possession/No forward chain
- The Maintenance (Highcliffe Property Management) is £520.00 p.a. which includes the Building Insurance
- BCP Council Tax Band - "B"





Approximate Floor Area  
471 sq. ft.  
(43.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2024 | www.houseviz.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	<b>75</b>	<b>78</b>
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mudford | 01425 274444 | mudford@winkworth.co.uk

