



Winkworth
for every step...

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FLAT C, 12 BLENHEIM DRIVE, MUDEFORD BH23 4JH PRICE: £140,000 LEASEHOLD

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Very well presented ground floor flat situated in a quiet residential cul-de-sac location within easy reach of award winning beaches, Mudeford Wood and the picturesque Mudeford quay.

Flat C, 12 Blenheim Drive, Mudeford, Christchurch BH23 4JH

Price: £140,000

Tenure: Leasehold

01425 274444

mudeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford 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:

Very well presented ground floor flat situated in a quiet residential cul-de-sac location within easy reach of award winning beaches, Mudeford Wood and the picturesque Mudeford quay.

Lounge/dining room with front aspect window and electric heater.

Fitted kitchen with a range of cupboards, drawers and some integrated appliances.

Bedroom with en suite shower room.

Allocated parking space in communal parking area.

Communal garden area.

The flat is heated by both convection (as required) and storage radiator on economy 7.

Leasehold with approx. 78 years remaining

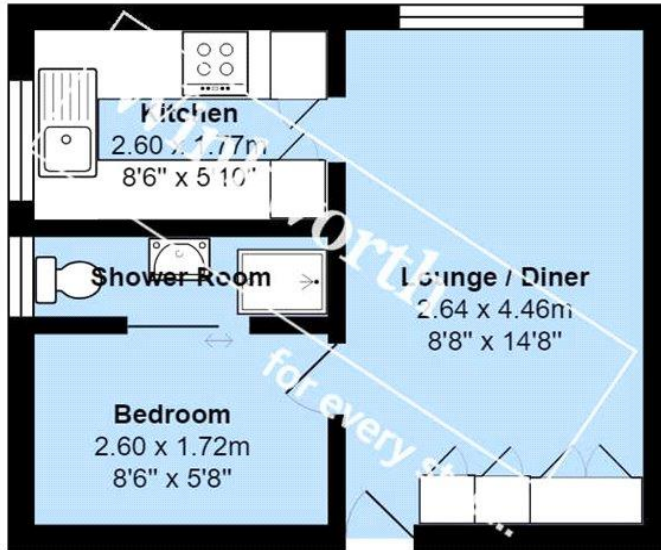
Maintenance, insurance & ground rent is approx. £400 p.a.

BCP Council - Tax Band "A"

At a glance...

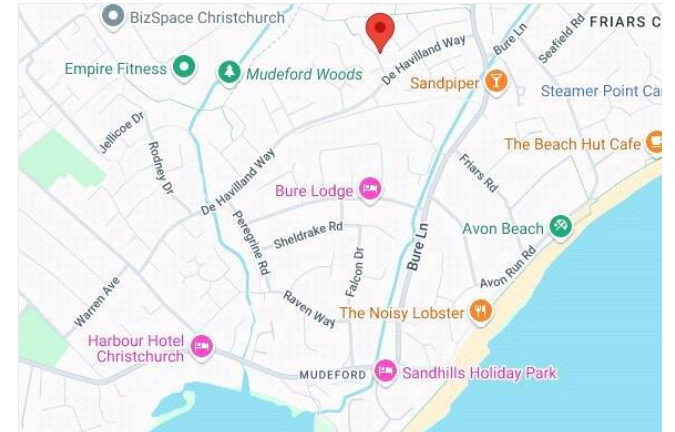
- Very well presented ground floor flat
- Bedroom with en suite shower room
- Lounge/dining room
- Fitted kitchen
- Communal parking area with allocated space
- Approx. 78 years remaining on the lease
- No forward chain





Total Area: 24.1 m² ... 259 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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