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FLAT 6, MILLSTREAM HOUSE, 6 MILLHAMS STREET, CHRISTCHURCH, BH23 1DW PRICE: £279,950 SHARE OF FREEHOLD

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A bright and well presented second floor flat in this fantastic location right in the heart of charming historic Christchurch, ideally situated for an array of superb shops, restaurants, pubs and hotels. There is a gated car park (for 2 cars) and communal gardens which back onto the Millstream.

Flat 6 Millstream House, 6 Millhams Street, Christchurch BH23 1DW

Price: £279,950

Tenure: Share of Freehold

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Situation:

The property is situated within the heart of the historic market town of Christchurch which offers a wide range of shops, restaurants and banks. Also within a short stroll is the picturesque Christchurch Quay and scenic Christchurch Priory. More extensive facilities can be found further afield at Bournemouth and Southampton.

Some of the area's most beautiful beaches and unspoilt coastline are closeby with Hengistbury Head, Avon Beach and Mundeford Quay easily accessible. 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 well presented two bedroom top floor apartment is situated in the heart of Christchurch Town Centre, with a westerly aspect which ensures for plenty of natural light.

Access is via a secure communal entrance on the ground floor with stairs leading to the apartment.

A light entrance hallway gives access to the accommodation. The spacious lounge is bright and airy by virtue of two large windows, and can easily house a dining table. The kitchen is modern and has an abundance of cupboard space with room for appliances.

Both bedrooms benefit from large windows with a lovely outlook onto the quiet cobbled street. The master bedroom also has ample built-in storage. The bathroom is modern and bright, and well presented.

Further benefits of the property include two parking spaces in a secure gated car park (which is a rarity for a town centre apartment) along with direct access to the picturesque Millstream through a pretty communal garden area.

Tenure: We are informed by our owner that the property benefits from a share of the freehold with a lease of 125 years attached from 1997.

We understand that there is a service charge of approx. £925 per half year.

BCP Council Tax Band = "D"

Summary:

- Top floor flat in the heart of Christchurch
- Two bedrooms
- Lounge/dining room
- Kitchen
- Bathroom
- Communal gardens backing on to the Millstream
- Secure gated off road parking area with two allocated spaces
- Situated just off the main high street with shops, bars, restaurants and hotels nearby



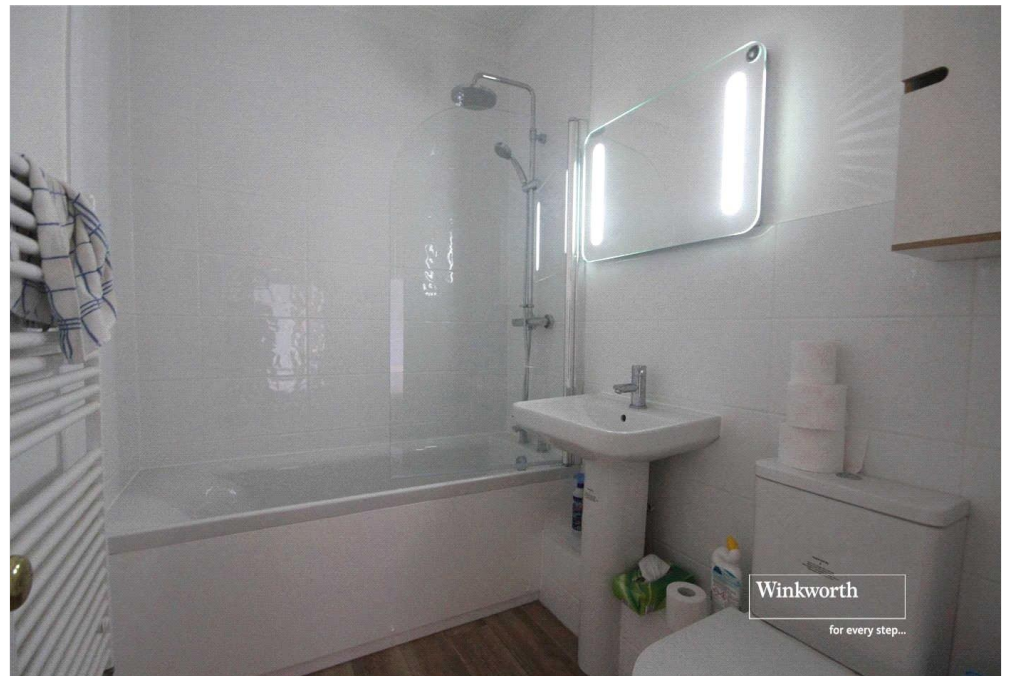
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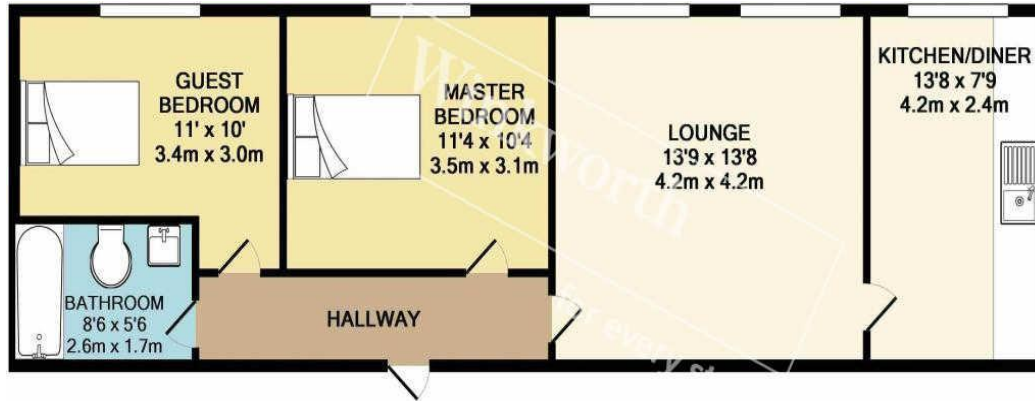
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TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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