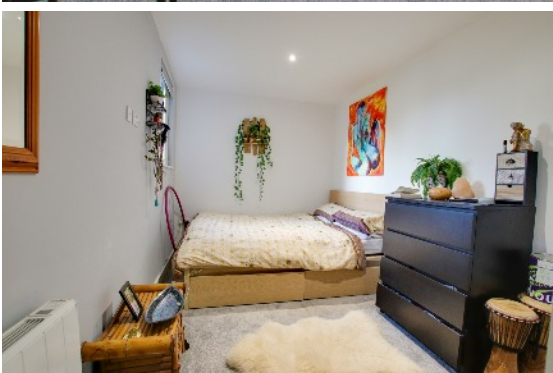




Flat 2, Barrack Court *Christchurch BH23 2BE*

SPENCERS
COASTAL



The Property

A well presented, one double bedroom ground floor apartment with south facing patio and allocated parking space.

Occupying quite simply the best position within the block. Entering the apartment via well maintained communal areas, the entrance hall offers an entry phone system and a storage cupboard. The apartment further consist of a good size double bedroom with fitted wardrobe, beautifully finished and spacious bathroom suite and open plan kitchen lounge with patio doors opening on to the south facing patio area which leads onto landscaped communal lawn. The kitchen comes with fitted appliances to include fridge freezer, oven, electric hob with extractor hood above.

Barrack Court was built in 2018 and is within walking distance to local amenities and less than a mile from Christchurch Town Centre. This apartment would be perfect for a first time buyer, but it would also make a great investment or a lock up and go.

Lease – 117 years remaining
Ground rent - £170 per annum
Services charges – £990 per annum

£190,000



FLOOR PLAN



Total Approx Gross Area:
46.7 sqm / 502.5 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest



Grounds & Gardens

The apartment forms part of a well-maintained development which was built in 2018, benefiting of an allocated parking space and bike shed .

Services

Energy Performance Rating: B Current 85 Potential 85

Council Tax Band: B

All mains services connected

Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Information

Spencers Coastal would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us:

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