



Flat 1, Endfield Road *Christchurch BH23 2HU*

SPENCERS  
COASTAL





## The Property

A well presented, two bedroom ground floor flat with south-westerly facing low maintenance garden and a single garage.

This modern apartment has been refurbished throughout in the recent years and offers a bright and spacious living/dining room with dual aspect, good size kitchen with white gloss kitchen units and integrated fridge freezer and oven. Modern bathroom suite with shower over bath, main bedroom with fitted wardrobe and second bedroom with direct access into the sunroom with access to the low maintenance private garden. The garden has a south-west facing aspect. This apartment comes with a single garage.

The property enjoys a perfect position on a quiet road only a short distance away from local shops and schools including Twynham and yet miles of good walks are accessible just a few hundred metres around the corner at St. Catherine's hill. Frequent bus services run nearby and Christchurch Town centre is less than a mile away and offers excellent shopping and recreational facilities and mainline railway station with regular services to London Waterloo, Southampton and Bournemouth.

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Spencers of the New Forest.

Lease – 137 years remaining

Ground rent - £60 per annum

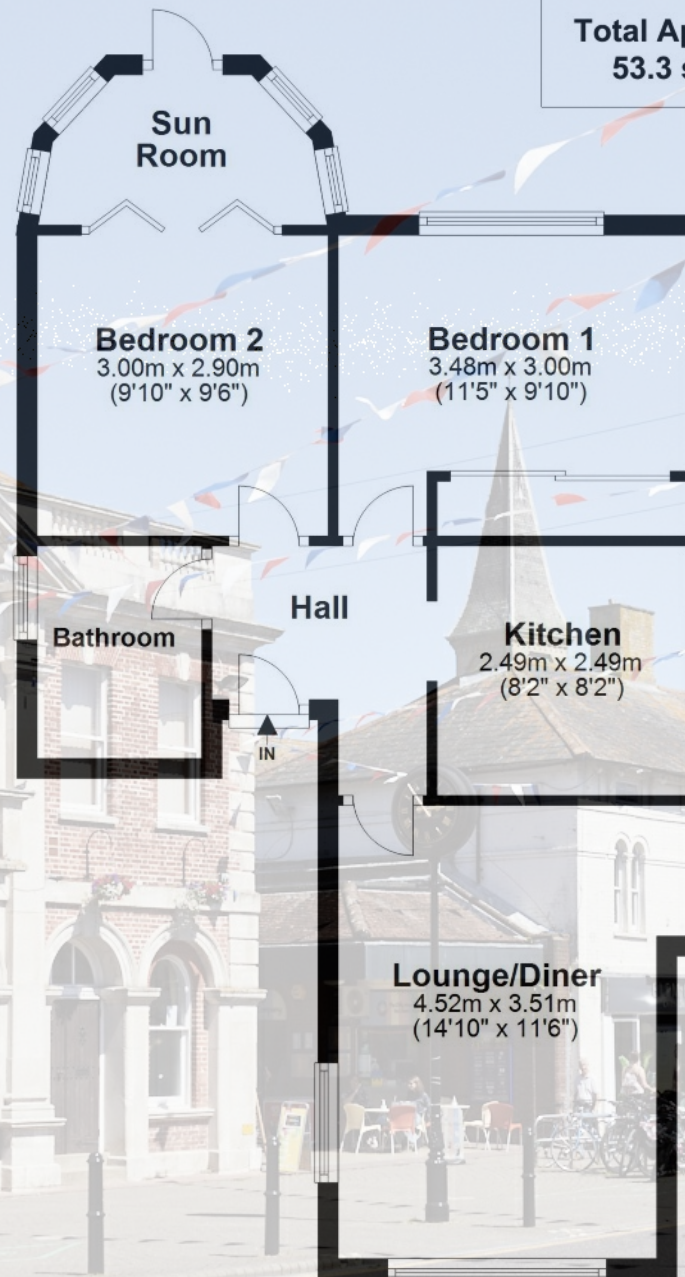
Services charges – £1,000 per annum (approximate.)

**£270,000**





## FLOOR PLAN



**Total Approx Gross Area:**  
53.3 sqm / 573.6 sqft

**Sun Room**

**Bedroom 2**  
3.00m x 2.90m  
(9'10" x 9'6")

**Bedroom 1**  
3.48m x 3.00m  
(11'5" x 9'10")

**Bathroom**

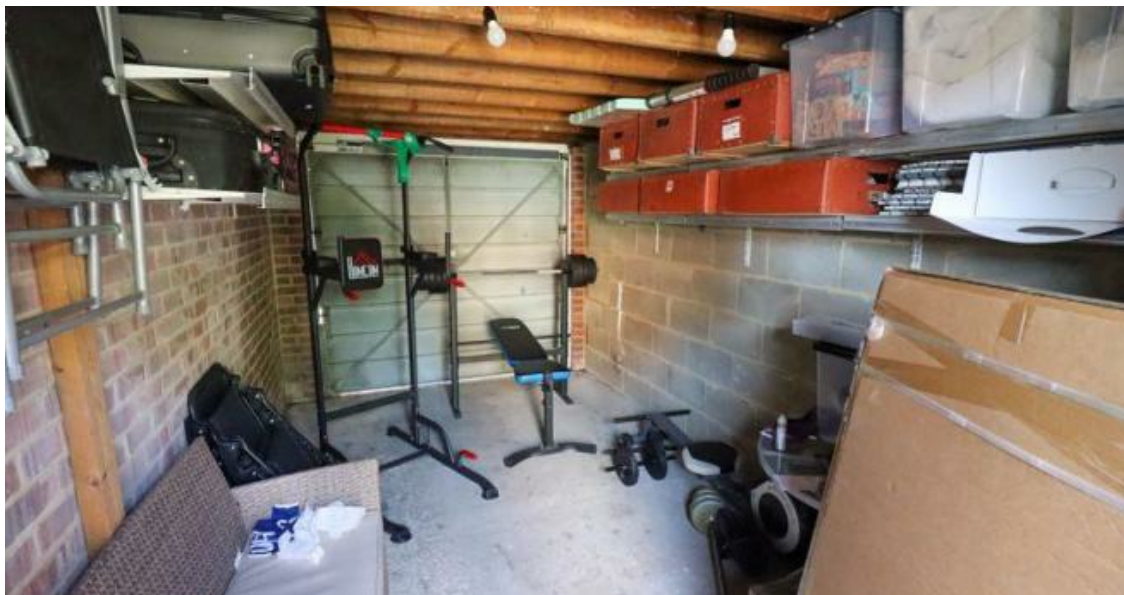
**Hall**

**Kitchen**  
2.49m x 2.49m  
(8'2" x 8'2")

**Lounge/Diner**  
4.52m x 3.51m  
(14'10" x 11'6")

IN





## Grounds & Gardens

The apartment forms low maintenance south-westerly facing garden, benefiting of a single garage .

## Services

Energy Performance Rating: D Current 67 Potential 71

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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