



26 Mude Gardens *Mudeford, Christchurch BH23 4AR*

SPENCERS
COASTAL



The Property

A well-presented ground floor, two-bedroom apartment nestled in a prime location near Mudeford Quay and the renowned Avon Beach. This delightful property also benefits from communal gardens and a garage in a block, offering convenient and secure off-street parking.

Communal hallway gives way to the entrance hall which provides access to all accommodation and large walk-in cupboard

Bright and airy living room with a large window overlooking the front aspect, providing plenty of natural light

Fitted kitchen with a good range of wall, floor and drawer units with the added benefit of a breakfast bar, space and plumbing for white goods

To the end of the hallway, two well-proportioned bedrooms with ample space for bedroom furniture

Serviced by a white, three-piece family bathroom comprising a panelled bath with shower attachment, complete with partly tiled walls.

Share of Freehold

Ground rent - peppercorn

Services charges – £400 per annum (approximate.)

Offers in excess of
£250,000



FLOOR PLAN

GROUND FLOOR



While every effort has been made to ensure the accuracy of the Roomset contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error. Should a discrepancy arise, the plan is to illustrate purposes only and should be used as such by any prospective purchaser. The services, products and appliances shown here are not shown to scale and no guarantee as to their operability or efficiency can be given.
Scale: 1:50 (1:100)



Grounds & Gardens

Outside, the apartment benefits from private and communal gardens. To the side of the property, there is a garage in a block, offering secure off-street parking for residence. Additionally, there is parking available on the street.

Services

All mains services connected

Energy Performance Rating: D Current 67 Potential 74

Council Tax Band: D

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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