



37 Twynham Avenue *Christchurch, BH23 1QU*

SPENCERS
COASTAL



A unique opportunity to purchase a Freehold property with a commercial unit and a ground floor flat with parking. This investment opportunity is offered for sale with vacant possession and no forward chain. Located only a short stroll from Christchurch train station and highstreet.



The Flat



The apartment is located on the ground floor and has a separate entrance from Twynham Avenue. The property benefits a good-sized kitchen with plenty of cupboard storage, space and plumbing for a washing machine, tumble dryer and fridge/freezer. The lounge/diner is well-proportioned and has a large window that allows plenty of natural light. There is a good sized bedroom which features fully fitted wardrobes. The flat has double glazing throughout and one parking space. Modernisation throughout would be beneficial.



£235,000



FLOOR PLAN

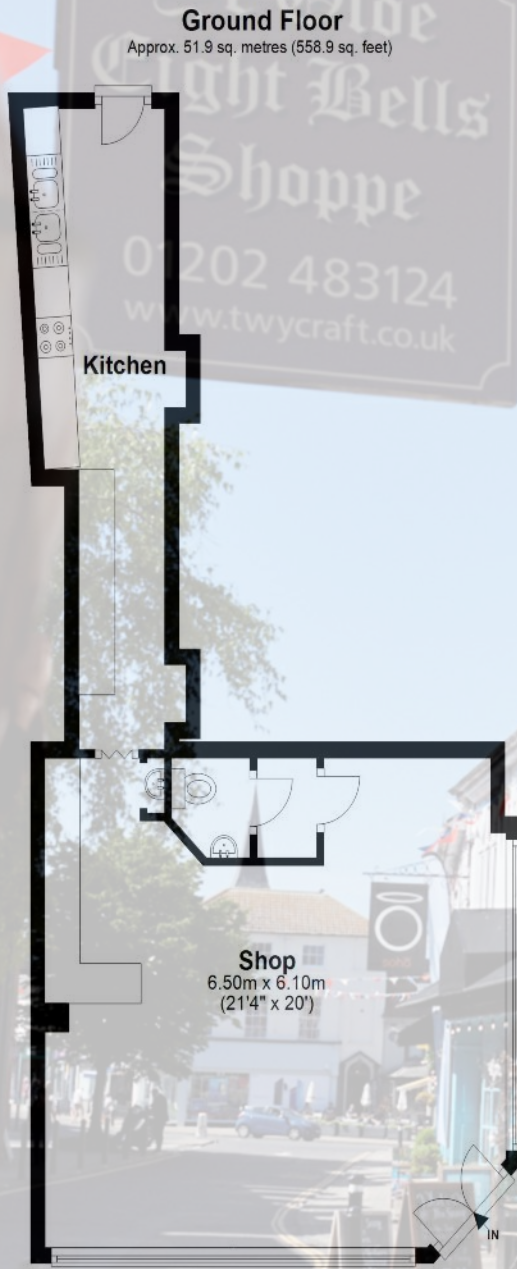


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



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The Shop

The commercial shop is currently set up as a cafe bistro and is being sold with vacant possession upon completion.

Services

Sold with Freehold for the whole block (3 Flats & shop)

Flat EPC rating- G 13

Shop EPC rating - B 36

Maintenance charge approx. £500 pa per unit



Important Information

Spencers of The New Forest 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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