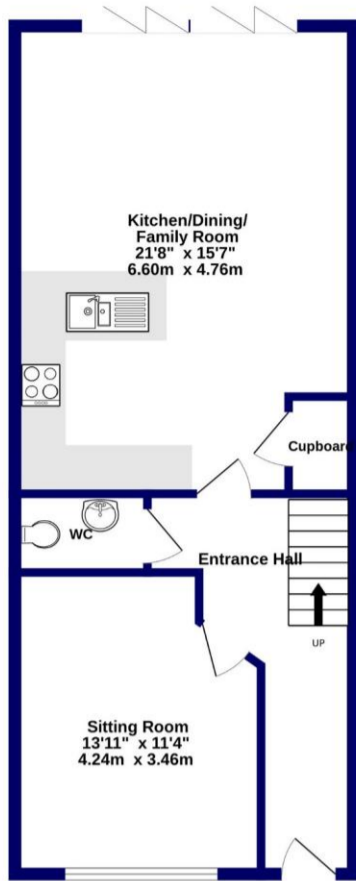


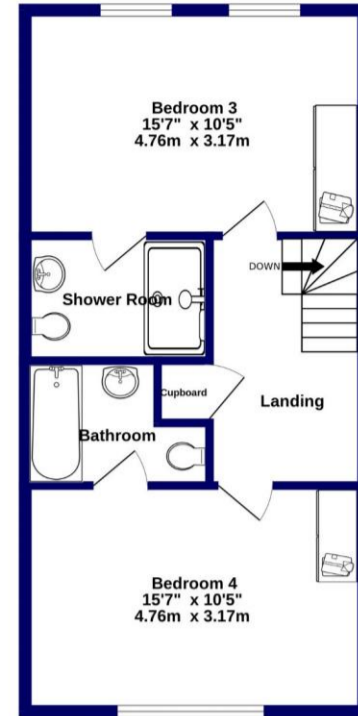
GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



2ND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1618 sq.ft. (150.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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6 Waterford Mews, Bure Lane, Friars Cliff, BH23 4DN

£699,950

Mitchells
1963 — TODAY

A simply stunning, three storey townhouse of more than 1,600 sqft that forms part of this exclusive gated development just moments from the award winning Friars Cliff and Avon Beaches. Immaculate inside and out and presented in true 'show home' order this stylish home has superb open plan living space, an unusually large rear garden with bespoke studio and allocated parking. Waterford Mews is a very smart development, which was completed in 2015, that comprises a select number of beautifully designed townhouses. No 6 is one of the largest and is tucked away in the corner with four double bedrooms, all enjoying their own en-suite facilities. The properties were thoughtfully designed with top quality fittings and shows like a brand-new house with very little use.

- Bespoke fitted wardrobes and cabinetry to all four double bedrooms
- Luxuriously appointed en-suite bath/shower rooms, all fully tiled with designer sanitary ware
- Contemporary styled open plan kitchen/living space with bifold doors onto the garden
- Quality kitchen with integrated appliances and quartz worktops, separate TV room/lounge
- Electric security gates to the parking area
- Gas fired heating, pressurized hot water system, underfloor heating and UPVC double glazed windows
- Low maintenance garden with artificial grass, lovely garden studio with bifold doors, insulate and with heating/power
- Service charge for the communal areas p.a.
- No forward chain
- Council Tax band 'F' £3,141.96
- EPC 'B'

