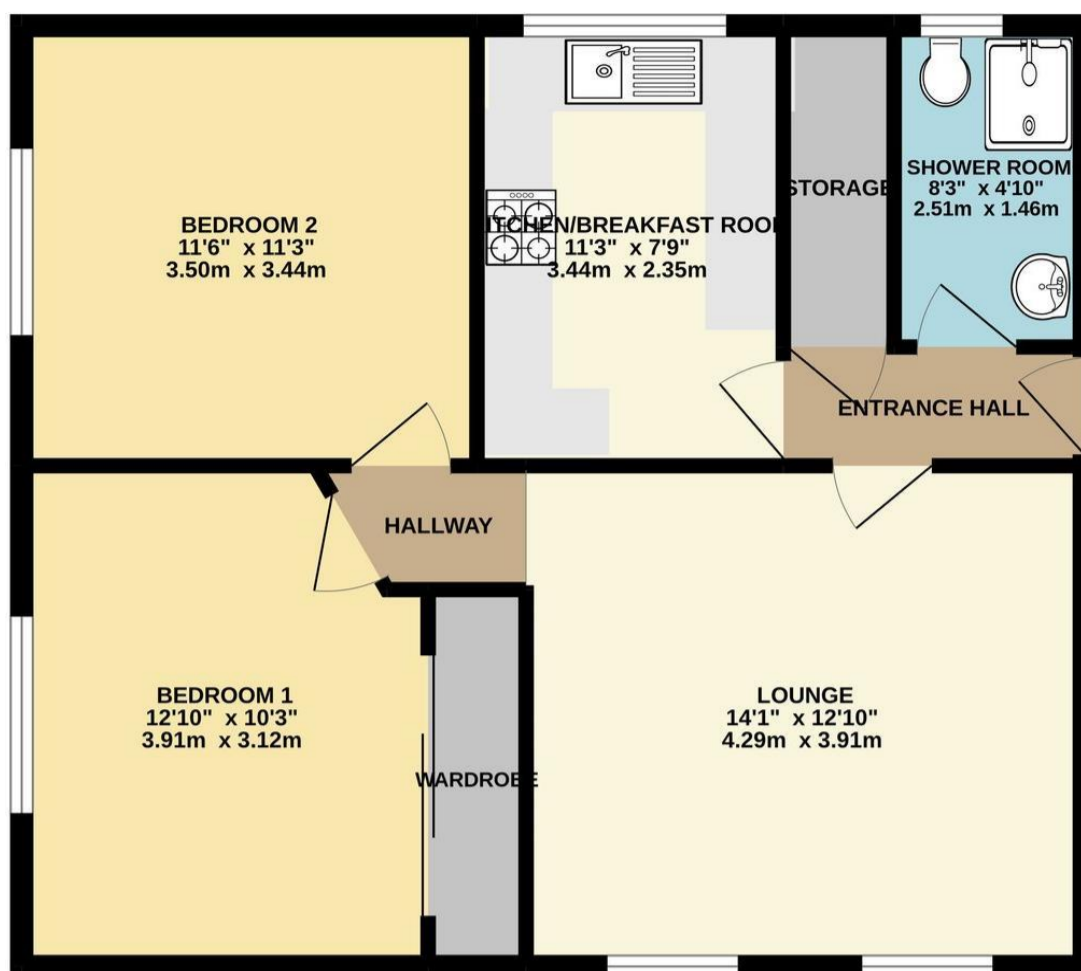


FIRST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 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.



**Southdown Court, 26B Dorset Road,  
Christchurch, Dorset, BH23 3DJ**

**Asking Price: £140,000**  
*Leasehold*

## Southdown Court, 26B Dorset Road, Christchurch Dorset BH23 3DJ

A well-presented two double bedroom first floor flat situated in this popular residential area benefitting from an extended lease. The property features spacious, light rooms, neutral décor throughout and is surrounded by well-maintained communal gardens. Vacant Possession. CASH BUYERS ONLY

### Accommodation & Amenities

- First floor flat of approx. 646 sq.ft
- Two double bedrooms
- Spacious lounge/diner
- Fitted kitchen with breakfast bar
- Modern shower room
- Gas central heating and uPVC double glazing
- Extended Lease : 215 years remaining
- Ground rent and maintenance £975 per annum
- Two outdoor storage cupboards, communal drying area and gardens
- Vacant Possession
- Council Tax Band 'A' £1327.74
- EPC rating 'B'
- Please note, more photos can be found on-line



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