

DUDSBURY COURT, RUSHFORD WARREN
MUDEFORD, BH23 3NX





£450,000 SHARED FREEHOLD

A stunning, recently refurbished two double bedroom ground floor apartment of approximately 750 sq.ft., featuring an open plan living/kitchen/diner offering wonderful views across to Mundeford Sandbank and the Harbour. Located on the sought after Rushford Warren development which extends to the harbour's edge, occupants of this development, (including Dudsbury Court), have the right to use the residents' dinghy park and slipway subject to a small additional annual charge. An ideal weekend retreat or waterside home! Vacant possession.

TWO BEDROOMS • FAMILY BATHROOM • KITCHEN/LIVING/DINING AREA • TWO BALCONIES • HARBOUR VIEWS • COMMUNAL GARDENS • ALLOCATED PARKING SPACE • RESIDENTS ACCESS TO DINGHY PARK AND SLIPWAY



The Property

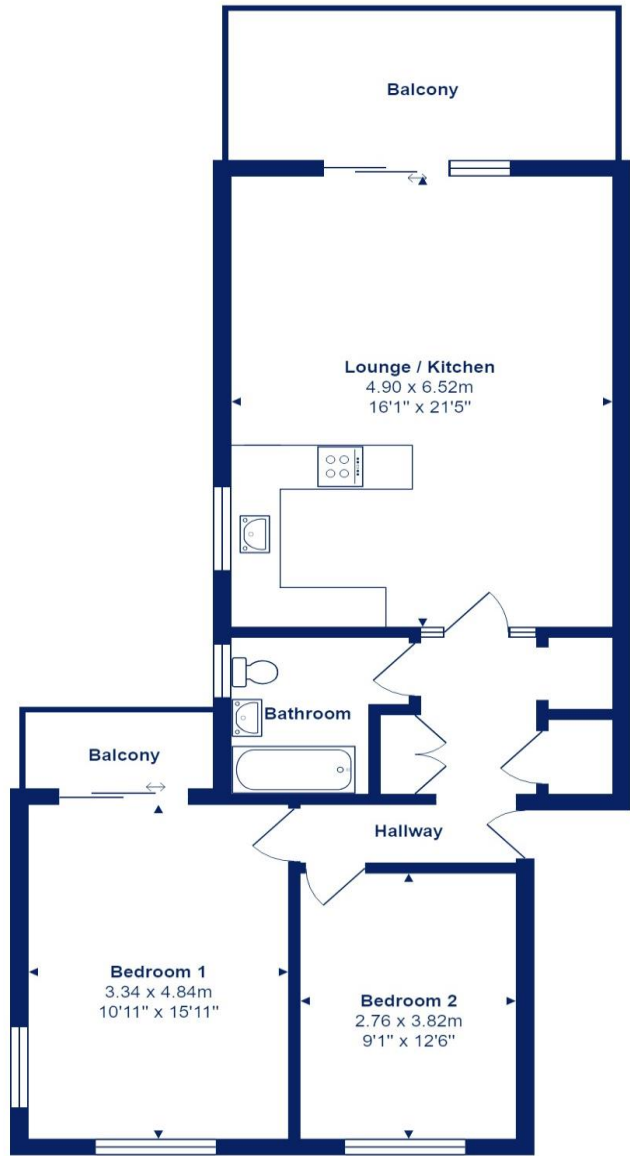
- Ground floor apartment of approx. 750 sqft
- Open plan living/kitchen/with views across to Mudeford Sandbank and Harbour
- Two double bedrooms with built in wardrobes
- South facing balconies off the living area and master bedroom
- Generous entrance hall with several storage cupboards
- Gas fired central heating and UPVC double glazing
- Allocated parking space in basement garaging
- Communal gardens and access to the dinghy park and slipway
- Maintenance: approx £1,100 per annum
- Council Tax Band 'D' - £2093.92
- EPC rating 'C'





Location

Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for watersports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.







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