



HARBOUR COURT, STANPIT, CHRISTCHURCH BH23 3NA

**Mitchells**  
1963 — TODAY



# HARBOUR COURT, 86 STANPIT, CHRISTCHURCH

A RECENTLY RENOVATED and immaculately presented DUPLEX APARTMENT with the benefit of being SHARE OF FREEHOLD occupying one of the most enviable positions overlooking Stanpit Marsh with Mundeford Harbour and Hengistbury Head in the distance. The property boasts a large SOUTH FACING BALCONY, parking and open plan living accommodation with BI FOLD DOORS. This is a rare opportunity to acquire a lovely apartment in this highly sought after location. NO FORWARD CHAIN.

**THREE BEDROOMS • FAMILY BATHROOM • KITCHEN • LIVING/DINING ROOM  
BALCONY • OFF ROAD PARKING**



## The Property

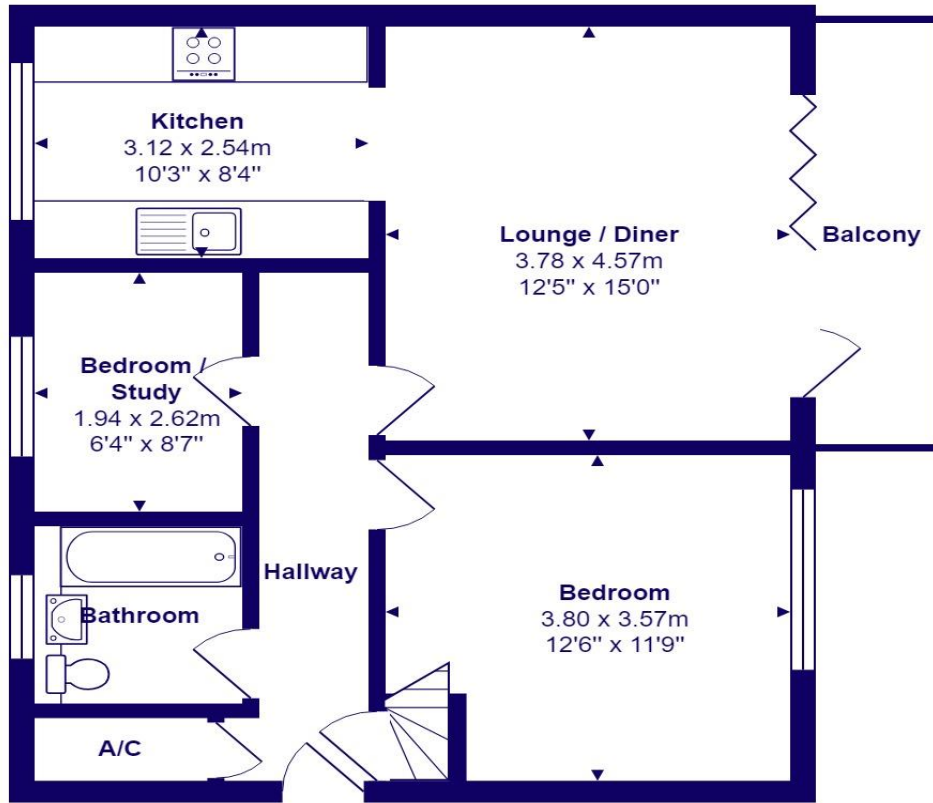
- First floor balcony apartment
- Spacious open plan living space with bi fold doors onto the balcony
- Brand new kitchen with fitted appliances
- Two spacious double bedrooms and a third bedroom/study
- Modern fitted bathroom
- Balcony with views over Stanpit Marsh
- Off road parking
- Share of freehold
- No forward chain
- Council Tax Band 'C' - £1971.54
- EPC rating 'E'



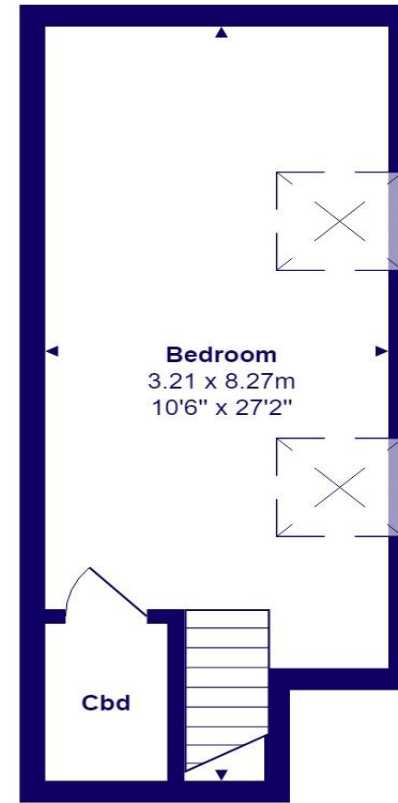


## Location

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 water sports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.



**First Floor**



**Second Floor**



Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only





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