



DIGBY COURT, MUDEFORD, CHRISTCHURCH BH23 4AZ

Mitchells
1963 — TODAY



A stunning, immaculately presented ground floor terrace apartment of approx. 770 sq.ft, enviably located within just yards of Avon beach and Mundeford Quay with the highly acclaimed Noisy Lobster restaurant and local shops also close by. A very special location indeed.

Set back from the road this recently refurbished property benefits from allocated parking, single garage and well-kept communal gardens.

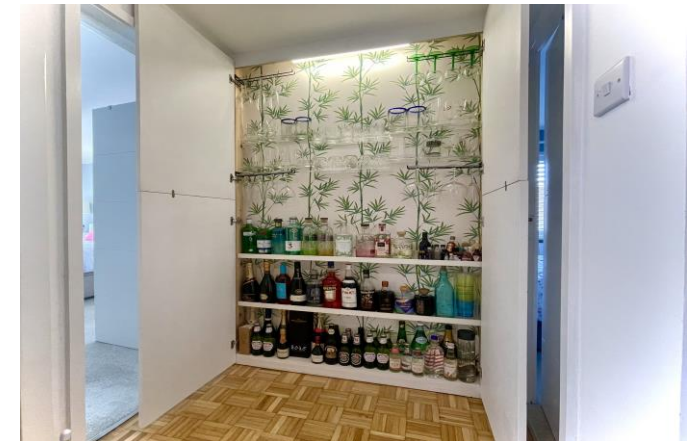
**TWO BEDROOMS • FAMILY BATH/SHOWER ROOM • SEPARATE W/C • KITCHEN
LOUNGE/DINER • TERRACE • COMMUNAL GARDENS
GARAGE • ALLOCATED PARKING**



The Property

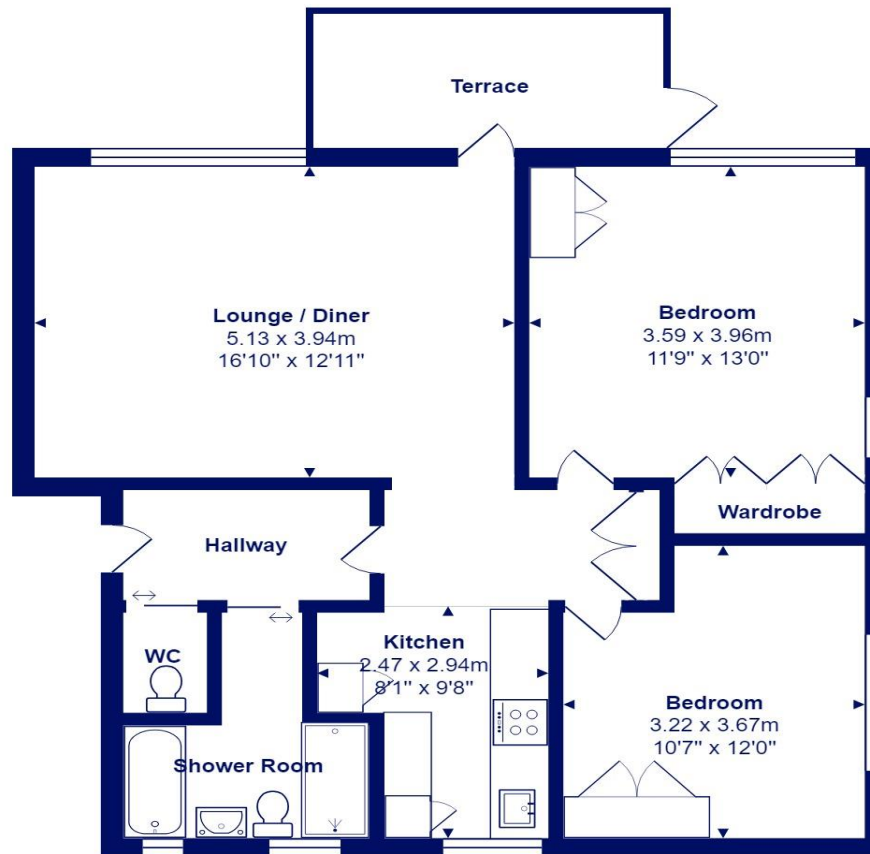
- Recently refurbished ground floor apartment of approx. 770 sq ft
- Spacious open plan lounge/dining room with access onto the terrace
- Modern fitted kitchen with integral appliances
- Luxurious four piece bathroom and separate second w/c
- Two good size bedrooms with fitted wardrobes
- Quality floor coverings, plantation shutters and bright and airy décor throughout
- Allocated parking space and single garage
- Share of Freehold, annual maintenance approx. £1200 pa
- Fantastic location close to local amenities and the beach
- Council Tax 'C' - £1971.54
- EPC rating 'D'





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.



Total Area: 71.2 m² ... 767 ft² (excluding terrace)

All measurements are approximate and for display purposes only





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