



AVON WHARF, BRIDGE STREET, CHRISTCHURCH, DORSET BH23 1DJ

**Mitchells**  
1963 — TODAY







A superb riverside townhouse of approaching 1400 sqft with a private south westerly facing rear garden, mooring provisions and views of The Priory together with river glimpses. Situated in the heart of the historic town of Christchurch and forming part of this exclusive gated development. Presented in good order throughout with garaging and parking this is the perfect lock up and leave for people wanting that waterside lifestyle.

**THREE DOUBLE BEDROOMS • FAMILY BATHROOM • GROUND FLOOR SHOWER ROOM  
KITCHEN • LOUNGE/DINER • BALCONY • GARDEN  
INTEGRAL GARAGE • OFF ROAD PARKING  
PROVISION FOR MOORING**





- Split level townhouse of approaching 1400 sq ft
- Gated, town centre location with restaurants, bars, shops and riverside walks right on the doorstep
- Light and airy through lounge/diner with bi-folding doors onto the garden
- Modern kitchen with integrated appliances and sunny balcony
- Three double bedrooms
- Family bathroom and separate ground floor shower room
- South west facing, mature rear garden
- Driveway parking and integral garage
- Share of freehold - balance of 999 year lease from 1986 - service charge is £500 per annum
- Solar panels which supplement electrical bills and provide an income
- Provision for a mooring with an associated rental cost of £500 per annum
- Council Tax 'E' £2844.46 EPC rating 'C'

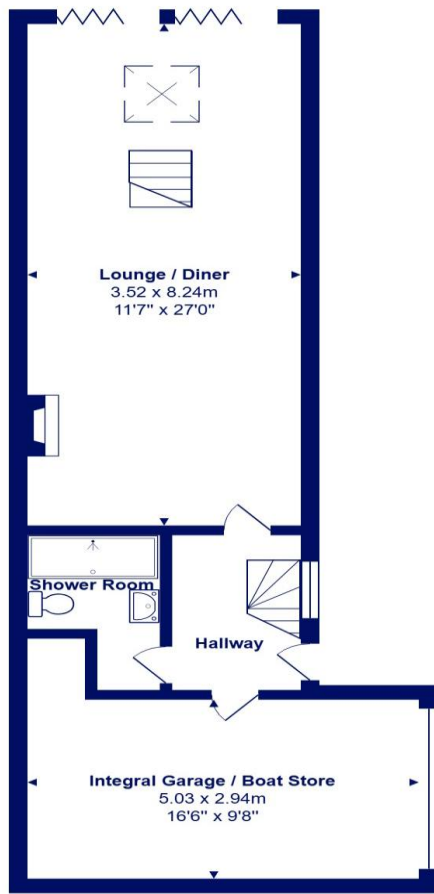




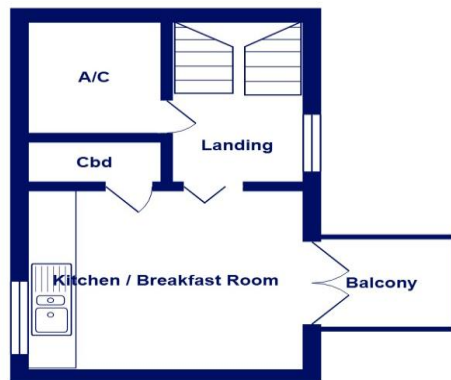


## Location

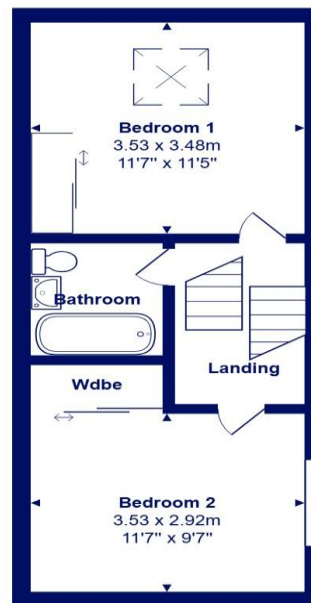
Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.



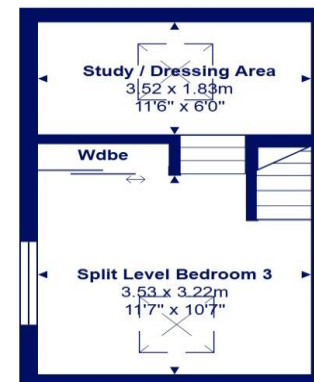
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

Total Area: 110.9 m<sup>2</sup> ... 1194 ft<sup>2</sup> (excluding integral garage / boat store, balcony)

All measurements are approximate and for display purposes only









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