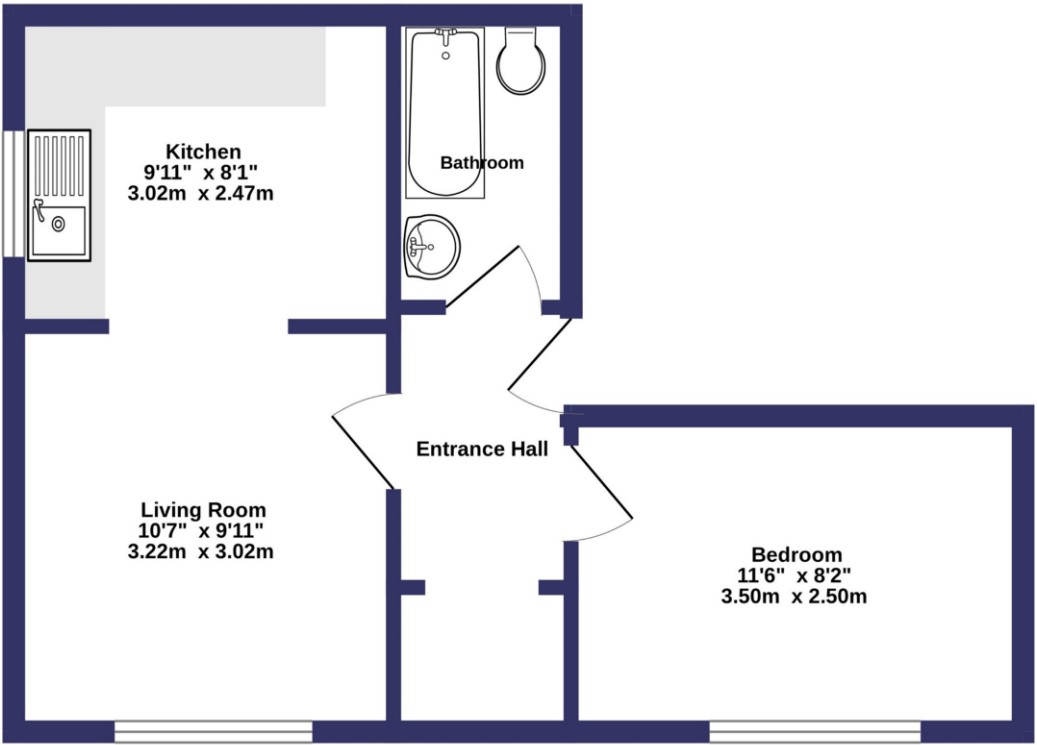


GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.3 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.  
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Napier Court, Croft Road

£159,950 Asking Price

Mitchells  
1963 — TODAY



# Napier Court

## Croft Road, Christchurch, BH23 3QQ

**\*\* EXTENDED LEASE \*\*** A well-presented, first floor flat being sold with an extended lease and low service charges, situated in a convenient position close to the local shops and bus connections with an allocated parking space. Napier Court is situated near the newly developed shopping area in Somerford with Aldi, Lidl and M&S on your doorstep. The owner is on the process of extending the lease at his own expense with this to be in place on completion of the sale.

- First floor flat of about 400 sq ft
- Double bedroom
- Full bathroom
- Bright and airy lounge
- Modern fitted kitchen/breakfast room
- Gas fired central heating and UPVC double glazing
- Service charge £560.53 pa
- Allocated parking space, communal washing line area and brick built shed
- Council Tax Band 'A' - £1,478.66
- EPC rating 'C'

