



TOTAL APPROX. FLOOR AREA 59.8 SQ.M. (643 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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*Beresford Gardens, Mundeford*

£300,000 Asking Price

**Mitchells**  
1963 — TODAY



# Beresford Gardens

## Mudford, Christchurch, BH23 3QW

A gorgeous, ground floor flat of approx. 650 sq ft in excellent condition with a fantastic south facing, private rear garden and benefitting from driveway parking for several vehicles. This lovely flat is ready to move into straight away and features stylish fittings throughout with a recently refitted kitchen, modern bathroom and tasteful décor.

- Purpose built ground floor flat
- Lovely lounge with doors onto the garden
- Modern refitted kitchen
- Two double bedrooms
- Resin driveway for at least two cars
- Immaculate order inside and out
- South facing rear garden with workshop/shed
- Gas heating and UPVC double glazing
- Quiet, tucked away position with no passing traffic
- Balance of 999 year lease
- Council Tax Band 'B' - £1,810.12
- EPC rating 'D'

