



TOTAL APPROX. FLOOR AREA 42.0 SQ.M. (452 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
Made with Metropix ©2019



The Hawthorns, Mudeford

£169,950 Asking Price

Mitchells
1963 — TODAY

The Hawthorns

Mudford, Christchurch, BH23 3RG

A well-presented, purpose built ground floor flat with low service charges and a smart interior. Quietly situated with an attractive outlook over the green with no passing traffic and within walking distance of the excellent facilities on Somerford Road and the Mudford Schools. This super home would make an excellent first time buy and has modern fittings throughout. There is a brick built store with light and power and casual parking nearby.

- Private front door and welcoming entrance hall with storage
- Modern fitted kitchen with attractive outlook to the front
- Bright and airy living room
- Double bedroom with fitted wardrobes
- Modern bath/shower room
- Gas fired heating, UPVC double glazing
- About 89 years remaining on the lease, service charge £47.37 pcm to include ground rent and building insurance
- Great location
- Council Tax Band 'A' - £1,551.52
- EPC rating 'C'

