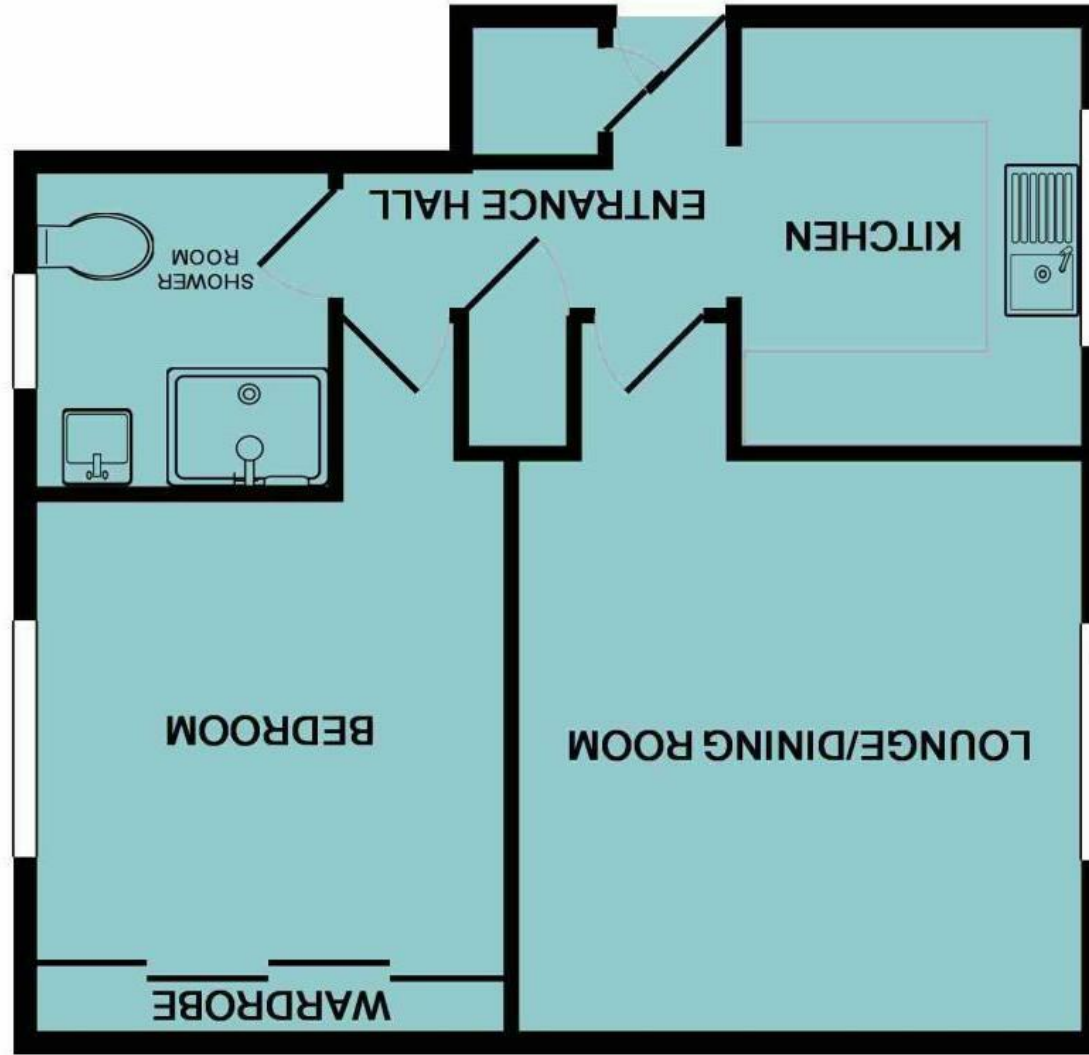


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 42.0 SQ.M. (452 SQ.FT.)



14 The Hawthorns, Mudeford, BH23 3RG *£169,950*

Mitchells
 1963 — TODAY

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 Mudeford 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
- Leasehold property, Great location

EPC Rating Band: C

Council Tax Band: A

Leasehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

