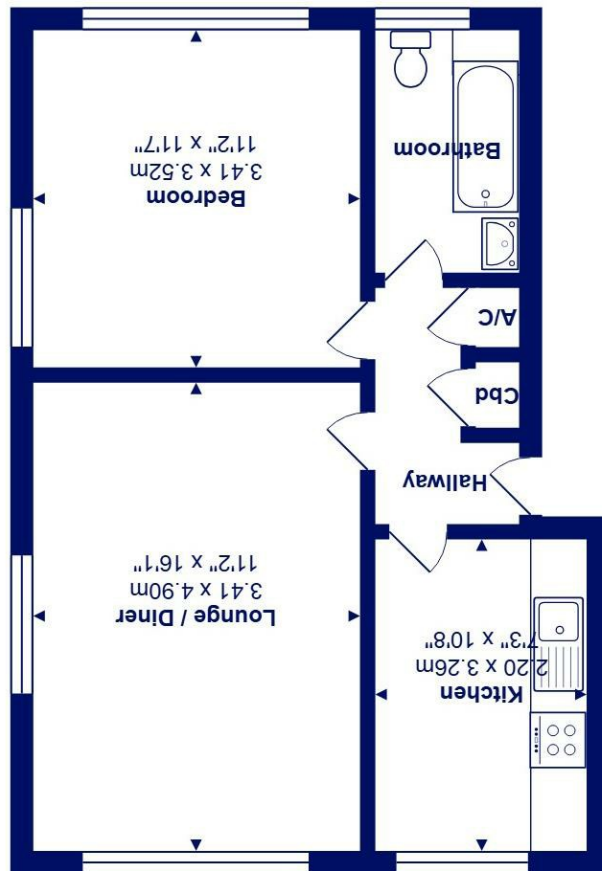




Total Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



First Floor



45 Bure Park, Friars Cliff, BH23 4EF

£215,000

**Mitchells**  
1963 — TODAY

Situated on this highly acclaimed development within a short stroll of the award winning Friars Cliff beaches and set amidst its own beautifully landscaped gardens and grounds is this purpose built first floor flat presented in very clean and tidy order throughout.

There is a good size double bedroom with fitted wardrobes, a spacious reception room, a modern fitted kitchen and separate family bathroom. Bure Park is superbly situated meaning that the local shops are within just a short level walk and the historic Mudeford Quay with its excellent boating facilities just a little further on. An ideal retirement or second home proposition. Vacant possession.

- A bright and airy first floor apartment
- A good size double bedroom with fitted wardrobes
- Modern fitted kitchen with room for breakfast bar
- Family bathroom
- Spacious sitting room with large window and attractive outlook over the communal gardens
- Shared freehold, 200 years from 29th September 2019
- Maintenance £1303.00 p/a Buildings Insurance £280 p/a
- Excellent location within a short walk of Friars Cliff beach and the local shop on Bure Lane
- No forward chain

EPC Rating Band: E  
Council Tax Band: B  
Share of Freehold

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

