

8 Bure Park, Friars Cliff, Christchurch, Dorset,
BH23 4EF

Asking Price **£295,000**



2

Bedrooms



2

Living



1

Shower room



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

Close to beach and shops... Garage... Freehold... No chain...

LOCATED IN A SOUGHT AFTER DEVELOPMENT JUST A SHORT DISTANCE FROM THE BEAUTIFUL LOCAL BEACH, IS A WELL PRESENTED, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. SET IN WELL MAINTAINED GROUNDS, WITH A GARAGE, AN OUTSIDE SEATING AREA, AND A SHARE IN THE FREEHOLD, THE PROPERTY HAS PLENTY TO OFFER. NO ONWARD CHAIN.

Private entrance to the property via pleasant approach. Porch leads into the entrance hall where there is a storage cupboard, and doors that lead to the accommodation.

There are two bedrooms, both double rooms and both some fitted storage. The master in particular is a generous size.

The modern shower room comprises a shower cubicle, inset WC and wash hand basin set into vanity unit. Obscured glazed window, heated towel rail, tiled walls and floor.

In the modern, dual aspect kitchen breakfast room is a range of eye and base level units with cupboards and drawers, integrated oven and hob, space for a fridge freezer, washing machine and a table and chairs. Inset sink and drainer unit. Door leads directly on to a patio area where you have space for a table and chairs.

The sitting room is dual aspect and has a modern wall mounted electric fire.

Outside

Bure Park is set in established and well maintained grounds. Mainly laid to lawn with various shrubs throughout.

At the bottom of the development is a private gate with pedestrian access to the beautiful nearby beach.

The property is conveyed with a garage which is located at the rear.

Tenure and Maintenance

We understand that the property benefits from a share in the freehold therefore no ground rent is collected.

We understand an annual maintenance charge is payable which amounts to approximately £1100 and includes buildings insurance.

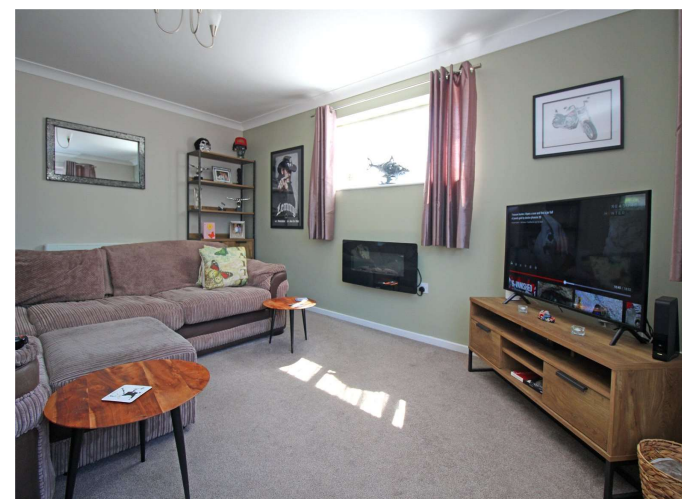
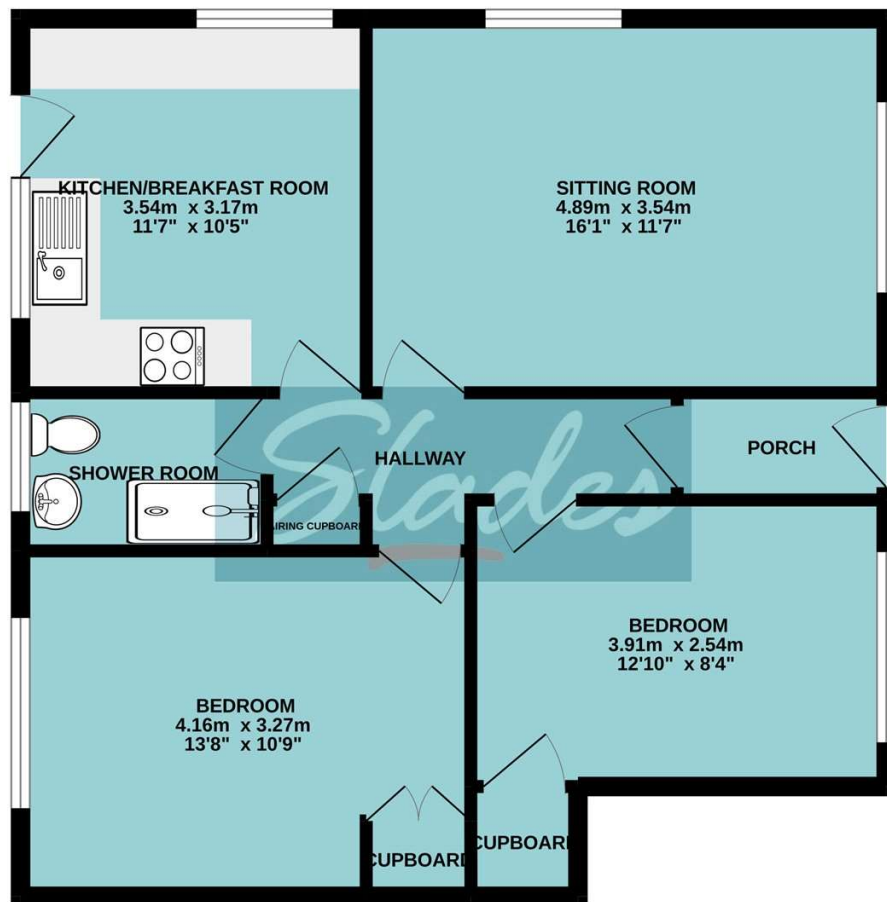
Council tax band C.



KEY POINTS

- Private footpath to beach
- Close to the beach & shops
- Private entrance
- Modernised throughout
- Outside seating area & garage
- Share in the freehold

GROUND FLOOR
65.4 sq.m. (704 sq.ft.) approx.

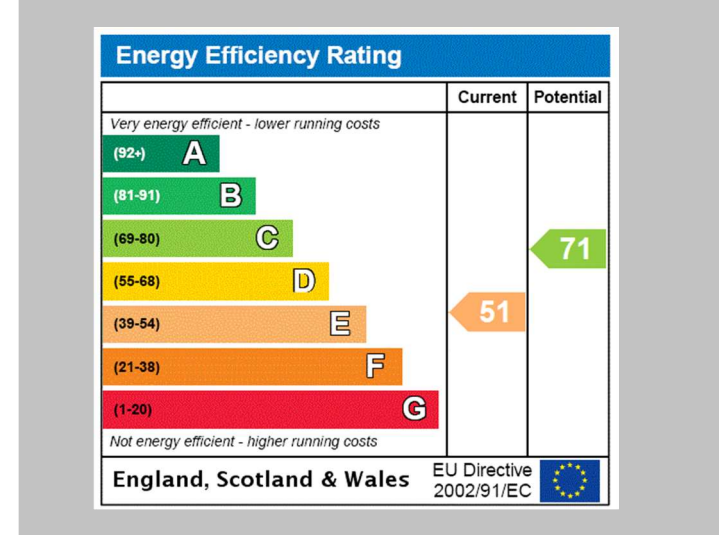


TOTAL FLOOR AREA : 65.4 sq.m. (704 sq.ft.) approx.

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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