

HUMPHREYS & ORR



Leading Agent
for Mudeford, Friars Cliff and Surrounding Areas

**APARTMENT 8 BADBURY COURT, RUSHFORD WARREN
MUDEFORD, CHRISTCHURCH, DORSET BH23 3NX**

PRICE £239,950 - COUNCIL TAX BAND 'D'



**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS
SOLE AGENTS HUMPHREYS & ORR AS ABOVE**

An opportunity to acquire a **DELIGHTFUL** and **EXTREMELY WELL PRESENTED TWO BEDROOMED DUPLEX APARTMENT** in a highly sought-after residential development

ideal as a main residence or holiday home. The property enjoys views across to the Estuary and Historic Hengistbury Head to the South, and to the North across the trees and rooftops of Mudeford. The apartment benefits from free harbour access via the Waterside Residents' Dingy Park.

Renowned local amenities include the picturesque Mudeford Quay with its excellent fishing and boating facilities, and the sandy Avon and Friars Cliff beaches. Close by is the award-winning Stanpit Marsh Nature Reserve, a haven for walkers and bird watchers alike. There is a wealth of delightful coastal walks nearby and the New Forest is within easy driving distance.

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Principal local towns include Christchurch which benefits from the Marks & Spencer and Waitrose food stores and in the other direction lies Highcliffe. The Sainsbury Super store is located adjacent to Somerford roundabout and there are local shopping facilities and bus services within walking distance of the property.

The property is constructed with brick facing elevations under a flat roof. Heating is supplied by a gas fired central heating system and the property also benefits from UPVC double glazed windows.

Services: All main services are connected however these together with any heating or domestic appliances that may be included in this sale have not been tested by this agency.

SUMMARY OF ACCOMMODATION

ENTRY PHONE GIVING ACCESS TO COMMUNAL ENTRANCE HALL WITH STAIRCASE GIVING ACCESS TO SECOND FLOOR AND APARTMENT NUMBER EIGHT WHICH IS LOCATED ON THE RIGHT HAND SIDE * ENTRANCE HALL * KITCHEN * LOUNGE/DINER with PATIO DOORS TO SUN BALCONY * STAIRCASE GIVING ACCESS TO LANDING * BEDROOM ONE WITH HARBOUR VIEW AND PATIO DOORS TO SUN BALCONY * BEDROOM TWO BATHROOM AND WC * BASEMENT CAR PARK with allocated PARKING * COMMUNAL GARDENS

The well-planned accommodation, early viewing of which is highly recommended, comprises with the following approximate measurements:

ENTRY PHONE. COMMUNAL DOOR giving access to:

COMMUNAL ENTRANCE HALL and staircase giving access to second floor and **APARTMENT No 8** on the right hand side.

ENTRANCE DOOR giving access to:

ENTRANCE HALL with ENTRY 'PHONE Double radiator. Coats cupboard with storage shelf over. Additional storage cupboard also housing gas and electric meters.

LOUNGE/DINER 15' 10" max by 10' 8" Double radiator. Electric points. Triple aspect windows. UPVC sliding patio doors giving access to balcony. Virgin Cable point. TV point (Analogue aerial). Large under-stairs storage cupboard.

SOUTH FACING BALCONY with ceramic tiled floor.

KITCHEN 9' 4" max by 8' 6" Partly tiled comprising inset one and a half bowls stainless steel sink. Matching mixer tap. Waste disposal unit under. Range of fitted floor cupboards and drawers. Work surfaces over. Matching wall cupboards. Built in Neff 4 ring gas hob and Neff electric double oven. Compact LEC fridge/freezer. Plumbing for automatic washing machine. Electric points. Karndean "Limestone" flooring.

STAIRCASE GIVING ACCESS TO LANDING with second ENTRY PHONE. Boiler cupboard housing 'Biasi' wall-mounted gas-fired central heating boiler. Linen Shelving and small radiator under.

BEDROOM ONE 16' 8" x 10' 10" Harbour view Triple aspect windows. Double radiator. Electric points. Sky TV point. Sliding UPVC double glazed patio doors giving access second balcony.

SUNNY SOUTH-FACING SECOND BALCONY with ceramic tiled floor. Harbour View.
(Please note the owner currently uses Bedroom One as a Sitting-Room and the Lounge/Diner as a dedicated Dining Room.)

BEDROOM TWO 10' 8" x 9' 8" Excellent range of built in Hammonds wardrobes. Matching 3 drawer chest. Dressing table with two 3 drawer side chests. Also matching double head board. Radiator. Electric points.

BATHROOM Partly tiled. Comprising deep panelled bath with retractable shower screen. Two hand rails. Fitted Mira Sport electric shower heater and spray. Pedestal wash hand basin with mirror, shelf and lighting over. Shaver socket. Low Level WC suite (concealed cistern). Shelved cupboard over. Radiator. Dimplex wall-mounted downflow electric convector heater. Karndean "German Lime" plank flooring.

OUTSIDE Access to dedicated parking space in basement garage. **COMMUNAL GARDENS.**

MAINTENANCE CHARGE: £580.00 per annum (£290.00 paid twice yearly)

TENURE Freehold vested in Residents Association

PRICE: £239,950

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