

**FLAT 11, PARK GARDENS, (2<sup>nd</sup> FLOOR) PUREWELL, CHRISTCHURCH,  
DORSET BH23 3PQ  
PRICE £ 99,950 LEASEHOLD - COUNCIL TAX BAND 'A'**



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

An opportunity to acquire a **ONE BEDROOM SECOND FLOOR FLAT**, very well situated for local shops and bus services. Principal towns nearby include Christchurch which benefits from the Marks & Spencer and Waitrose supermarkets and in the other direction Highcliffe on sea. The Sainsbury Superstore is located adjacent to the Somerford roundabout. Renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities, sandy Avon and Friars Cliff beaches, delightful coastal walks, Stanpit Marsh Nature Reserve which in turn adjoins the harbour, historic Hengistbury Head and the nearby New Forest.

**SUMMARY OF ACCOMMODATION:**

**COMMUNAL ENTRANCE GIVING ACCESS TO SECOND FLOOR & FLAT  
NUMBER 11. \* ENTRANCE DOOR \* ENTRANCE HALL \* LOUNGE \*  
DOOR TO BALCONY \* MODERN FITTED KITCHEN/BREAKFAST ROOM \*  
DOUBLE BEDROOM \* MODERN BATHROOM & W.C.**

The accommodation is well presented and comprises with the following approximate measurements and benefits from UPVC double glazed windows. Heating is supplied by slimline night storage heaters.

**COMMUNAL ENTRANCE HALL** with staircase to second floor and **FLAT NUMBER 11**

**ENTRANCE DOOR** giving access to **ENTRANCE HALL**

**LOUNGE 14ft x 10ft 6ins.** Slimline night storage heater. Electric points. TV aerial point. Telephone point. Door giving access to:

**BALCONY 7ft x 6ft**

**KITCHEN/BREAKFAST ROOM 14ft 8ins x 5ft 5ins** Partly tiled. Comprising modern range of fitted floor and wall units, work surfaces. Built-in 'Whirlpool' 4 ring electric hob and electric oven under. Canopied extractor hood over. Integrated fridge & freezer. Plumbing for automatic washing machine. Inset stainless steel single drainer sink, matching mixer tap. Breakfast bar. Ceramic tiled floor. Electric points.

**DOUBLE BEDROOM 10ft 6ins x 10ft 4ins.** Slimline night storage heater. Electric points. TV aerial point.

**MODERN BATHROOM** Fully tiled. White suite comprising: panelled bath, chromium mixer tap, pop-up waste. 'Gainsborough' electric shower heater and spray. Pedestal wash hand basin with mixer tap and pop-up waste. Low level WC suite. Mirror. Wall mounted electric heater. Airing cupboard housing hot water cylinder. Fitted electric immersion heater. Linen shelving under.

**OUTSIDE:** COMMUNAL GARDENS & COMMUNAL PARKING

**TENURE - LEASEHOLD**

**MAINTENANCE CHARGE - £1,092.00. per annum**

**PRICE £99,950**

**VIEWING BY APPOINTMENT ONLY PLEASE  
THROUGH SOLE AGENTS HUMPHREYS & ORR  
4 FALCON DRIVE, MUDEFORD.  
TELEPHONE 01425 274444**

**WEBSITE: [www.humphreysorr.co.uk](http://www.humphreysorr.co.uk) WEBSITE REFERENCE : 36370**