

**APT 6, MARINERS COURT, 1 RODNEY DRIVE, MUDEFORD, CHRISTCHURCH BH23 3JG
PRICE £169,950 - COUNCIL TAX BAND 'C'**



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

An opportunity to acquire a very well situated TWO BEDROOM FIRST FLOOR FLAT in this popular residential area, being within walking distance of the picturesque Mudeford Quay, with its excellent boating and fishing facilities. Other renown local amenities include 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. Principal towns nearby include Christchurch which benefits from the Waitrose and Marks & Spencer Supermarkets and in the other direction Highcliffe. The Sainburys Superstore is located adjacent to Somerford Roundabout and for local shopping the Staffords Parade is close by and a bus service passes along De Havilland Way.

The property is constructed with external brick facing 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 appliance which may be included in the sale have not been tested by this agency.

SUMMARY OF ACCOMMODATION

**ENTRY PHONE GIVING ACCESS TO COMMUNAL ENTRANCE HALL *
STAIRCASE TO FIRST FLOOR AND FLAT NUMBER 6 * ENTRANCE HALL *
THROUGH LOUNGE/DINING ROOM * KITCHEN/BREAKFAST ROOM *
TWO DOUBLE BEDROOMS * BATHROOM & WC *
OUTSIDE: SINGLE GARAGE WITH UP AND OVER DOOR IN NEARBY BLOCK *
COMMUNAL GARDENS**

The accommodation comprises with the following approximate measurements.

COMMUNAL ENTRANCE DOOR WITH ENTRY PHONE giving access to:

COMMUNAL ENTRANCE HALL AND STAIRCASE giving access to first floor and Flat No.6.

ENTRANCE DOOR giving access to:

ENTRANCE HALL Double radiator. Electric point. Central heating thermostat. Double coats/storage cupboard. Boiler cupboard housing 'Potterton' Kingfisher II gas fired central heating boiler and programmer with shelf over.

DELIGHTFUL THROUGH LOUNGE/DINING ROOM 24' x 11' narrowing to 8'10 at dining end. Attractive fitted fire surround. Double and single radiator. Electric points. TV aerial point. Double aspect windows.

KITCHEN/BREAKFAST ROOM 11'6 x 7'6" Partly tiled. Comprising inset cream single drainer sink unit with matching mixer tap. Range of modern fitted floor and wall units. Work surfaces. Plumbing for automatic washing machine. Built in Electrolux four ring gas hob and electric oven under extractor hood over. Space for fridge and freezer. Electric points.

BEDROOM ONE 13' max x 9'6" Radiator. Electric points.

BEDROOM TWO 13' max into recess x 8'10" Double radiator. Electric points. Telephone point.

BATHROOM Partly tiled. White suite comprising panelled bath. Fitted 'Mira' Sport electric shower heater and spray. Retractable shower screen. Towel rail. Pedestal hand wash basin. Low level WC. Radiator. Airing cupboard housing lagged proper hot water cylinder and fitted electric immersion heater. Linen shelf under.

OUTSIDE: Single garage in nearby block with up and over door. Communal Gardens.

Tenure: Freehold vested in Residents association.

PRICE £169,950

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

WEBSITE: www.humphreysorr.co.uk Website reference: 36375

