

**21 DE HAVILLAND HOUSE, CURLEW ROAD, MUDEFORD
CHRISTCHURCH, DORSET BH23 4DB
PRICE £159,950 COUNCIL TAX BAND 'C'
(VACANT POSSESSION – NO FORWARD CHAIN)**



**VIEWING BY APPOINTMENT PLEASE THROUGH
HUMPHREYS & ORR AS ABOVE**

An opportunity to acquire a spacious TWO DOUBLE BEDROOM SECOND FLOOR FLAT most conveniently situated being within walking distance of the picturesque Mudeford Quay with its excellent boating and fishing facilities. Other renowned local amenities include the 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 Marks & Spencer and Waitrose Super markets and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout and there are local shopping facilities and bus services within the general Mudeford Area.

The property is constructed with external brick facing elevations under a flat roof. Heating is supplied by Slimline Night Storage heaters and the property also benefits from UPVC double glazed windows.

Humphreys & Orr • 4 Falcon Drive, Mudeford, Christchurch Dorset BH23 4BA
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SUMMARY OF ACCOMMODATION

**COMUNAL STAIRCASE AND LIFT GIVING ACCESS TO SECOND FLOOR AND FLAT NO. 21 * KITCHEN * SPACIOUS LOUNGE WITH DOOR TO BALCONY * TWO DOUBLE BEDROOMS * BATHROOM & WC
COMMUNAL GARDENS AND ALLOCATED BASEMENT PARKING SPACE**

The accommodation comprises with the following approximate measurements:

COMMUNAL LIFT and STAIRCASE GIVING ACCESS TO 2ND FLOOR and flat Number 21.

ENTRANCE DOOR giving access to entrance hall. Slimline night storage heater. Electric points.

KITCHEN 11' 10" x 6'10" Partly tiled comprising inset single stainless steel sink Mixer tap range of fitted floor and wall units. Work surfaces. Larder cupboard. Separate cupboard housing hot water cylinder and fitted electric immersion heater. Plumbing and space for automatic washing machine. Space for tumble drier, fridge and freezer. Electric points.

LOUNGE/DINER 20' 6" max into recess by 17' 0". TV aerial point. Slimline night storage heater. Telephone point. Electric points. UPVC double glazed door giving access

DOOR TO BALCONY.

BEDROOM ONE 15' 9" max into recess x 9'6" Built in double wardrobe with storage cupboards over. Slimline night storage heater. Electric points.

BEDROOM TWO 15' 6" max into recess x 8'8" Slimline night storage heater. Electric points.

BATHROOM Fully tiled white suite comprising panelled bath. Fitted Triton electric shower heater and spray. Retractable shower screen. Pedestal wash hand basin. Low level wc suite. Ceramic tiled floor. Wall mounted chromium style heater towel rail/radiator. Inset ceiling spot lighting.

COMMUNAL GARDENS AND ALLOCATED BASEMENT PARKING SPACE.

PRICE £159,950

TENURE: Freehold vested in residence association

MAINTENANCE: We understand from the Vendor that the maintenance is at present approximately £375 per quarter.

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