



10 Rossiters Quay  
Rossiters Quay, Christchurch, BH23 1DZ

Denisons

£1,250,000

## Interactive 3D Tour

Can't wait to view in person?

Simply click on the thumbnail  
opposite to take a step inside and  
explore this beautiful home.

This fully immersive experience  
allows you to 'click and drag' your  
way through the property at your  
own pace. It is best viewed on a  
desktop screen or in landscape  
mode on your smartphone or  
tablet.



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Please click on the image above to view our short video introduction to this property.



This is the perfect location to make the most of the historic town of Christchurch.



The stunning main bedroom with en-suite bath/shower room.





A Stunning panoramic view of the river from one of the terrace balconies.

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## Summary

This stunning three-bedroom townhouse situated on the prime town central waterside development of Rossiters Quay, has spectacular panoramic views over the river Avon. The property offers bright and airy accommodation throughout with the added benefit of a private walk-on mooring, that is accessed from the garden. Spread over three floors the ground floor accommodation is comprised of an entrance hall, garage, WC, compact utility area, study/garden room with patio doors leading out onto the garden. To the first floor there is a spacious living/dining room that leads out onto a glass terraced balcony with further gorgeous views of the river Avon, a modern kitchen, shower room and a double bedroom with fitted wardrobes. On the top floor there are two further double bedrooms, the master bedroom boasts an en-suite bath/shower room and bedroom two benefits from a balcony. Externally the property also benefits from off-road parking, visitor parking, approximately 8M mooring.

- Three storey town house
- Off-road parking
- 8M Mooring pontoon
- Ground floor study/garden room with
- Town central location
- utility area
- River frontage
- Ground floor WC & first floor wet room
- Three bedrooms with the master
- Two balconies
- boasting an en-suite bathroom
- Decked Garden

**Guide Price:** £1,250,000

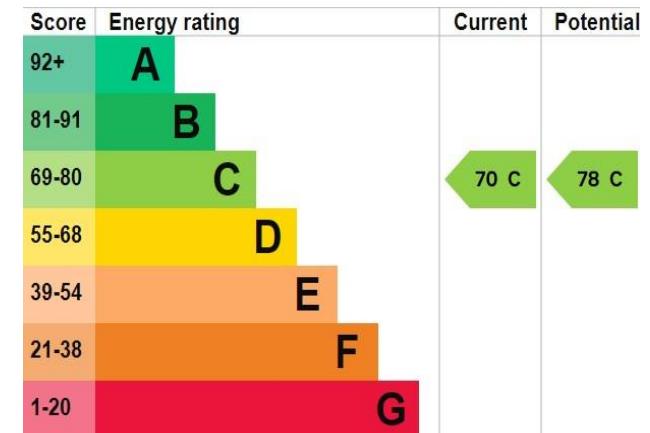
**Tenure:** Leasehold & Share of freehold

**Lease Length:** 999 years from 01/05/1998

**Maintenance:** Approximately £1318 per half year. Covering building insurance, building maintenance, dredging, pontoon maintenance, up keep of the road and garden maintenance.

**Council Tax:** Band G

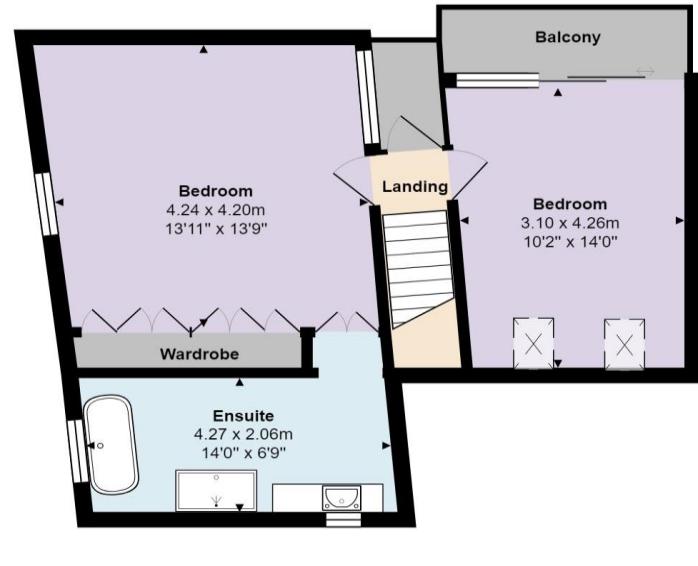
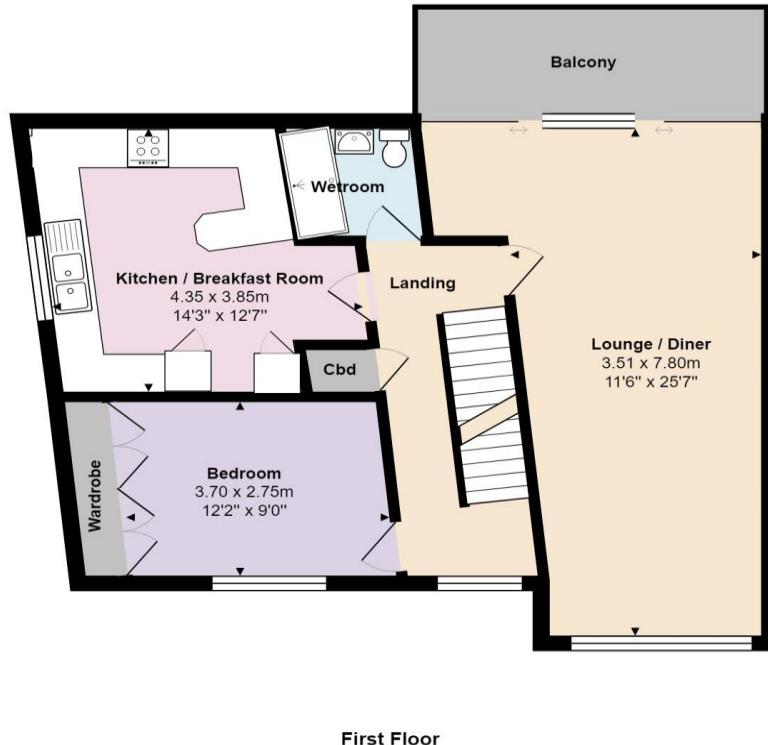
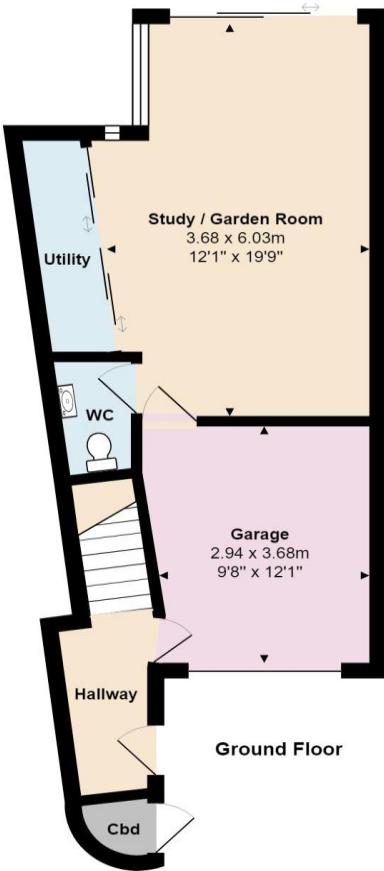
**EPC:**



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Total Area: 163.0 m<sup>2</sup> ... 1754 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



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