



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.

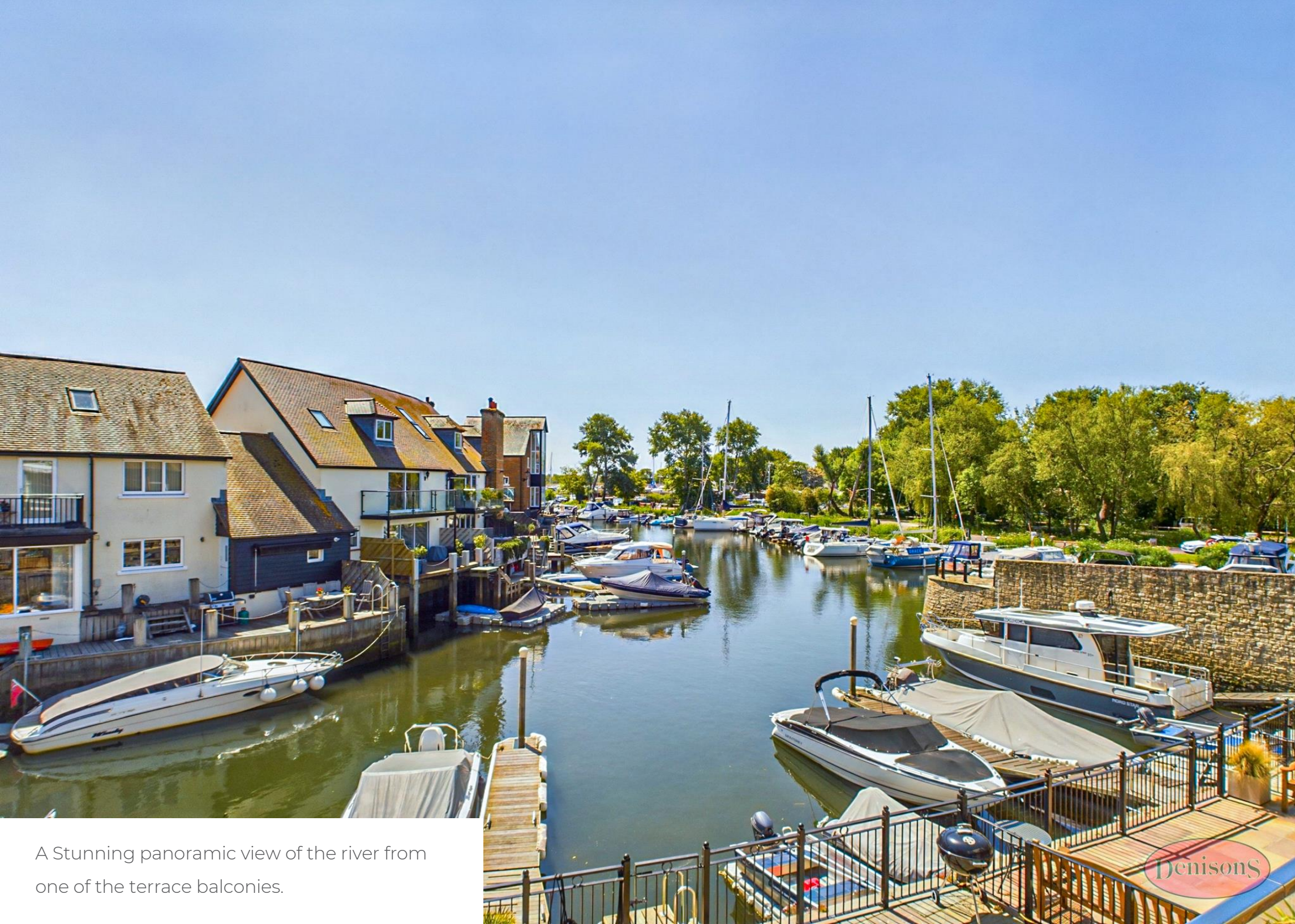


This is the perfect location to make the most of the historic town of Christchurch.



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





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







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

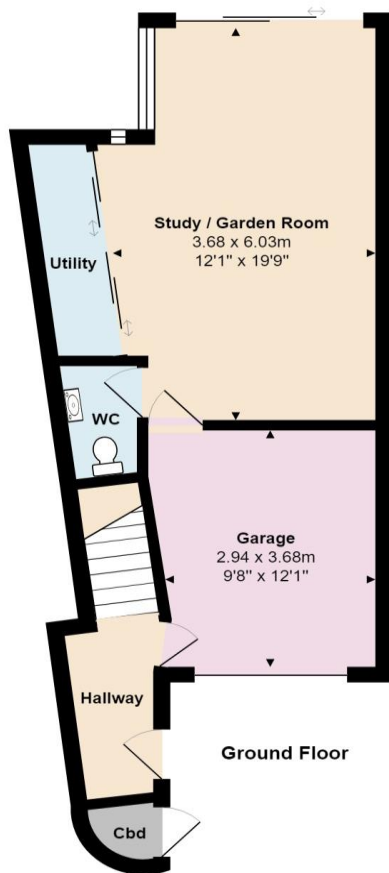
EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

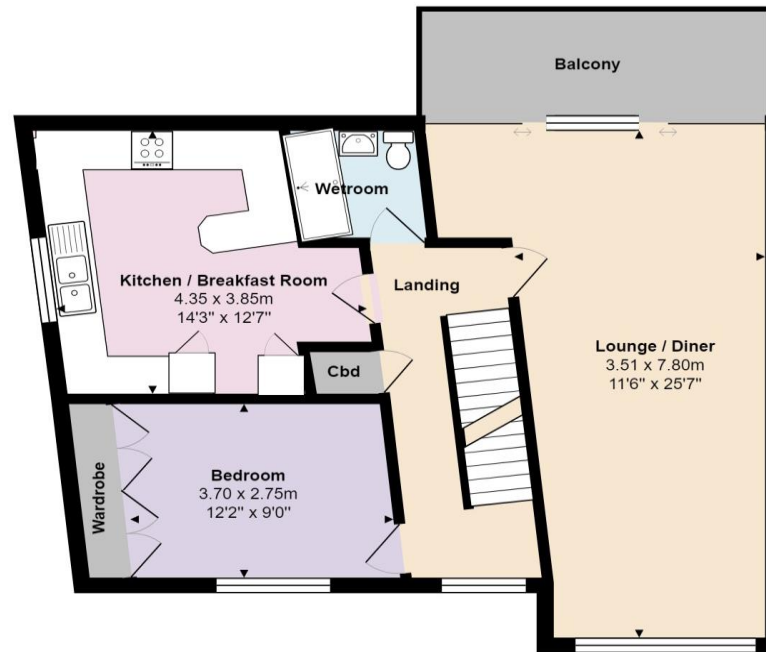
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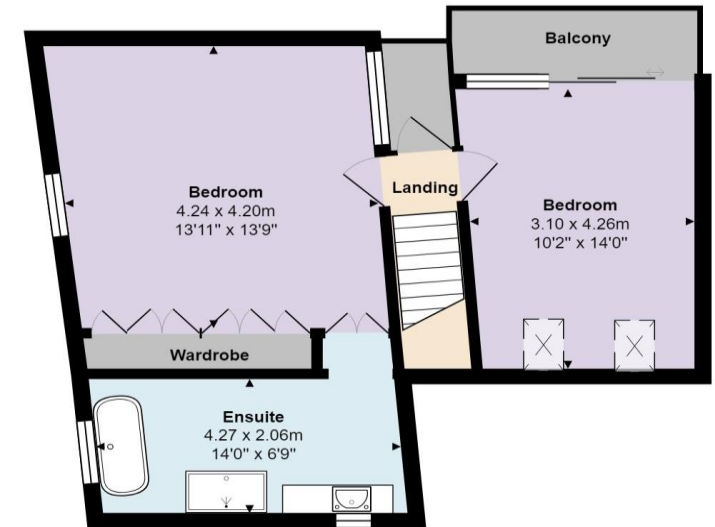
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Ground Floor



First Floor



Second Floor



Total Area: 163.0 m² ... 1754 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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