



Flat 1, The Abbots





# Flat 1, The Abbots

Stour Road, BH23 1PS

£239,950

This stunning two bedroom ground floor apartment is located just a stones throw from Christchurch town centre. The property is finished to a high and exacting standard throughout, offering contemporary living with spacious accommodation throughout.

Accommodation comprises of an open plan living/dining/kitchen with the kitchen area having integrated appliances, a modern bathroom, double master bedroom, spacious second bedroom, private patio, communal gardens and one allocated parking space. Located on the crossroads of Stour Road the flat is convenient for both the town centre and the train station. Local beaches are at Southbourne/Hengistbury Head approx. 1.5 mile. Lease 110 Years Ground Rent £300 P/A Maintenance £1,600 P/A



**Hallway**

**Kitchen/Living Room 17' 3" x 13' 1" (5.25m x 3.98m)**

**Bedroom 1 13' 10" x 9' 1" (4.21m x 2.77m)**

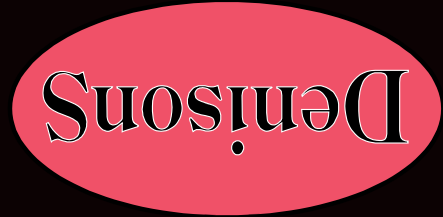
**Bedroom 2 11' 1" x 8' 4" (3.38m x 2.54m)**

**Bathroom**

**Patio**







Score	Energy rating	Current	Potential
92+	A	83 B	83 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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