



Town Central Town House - Christchurch



24 Priory Quay Quay Road, Christchurch Dorset

This is a well presented waterside residence offering light and spacious accommodation throughout. There are outstanding river views from each floor across the River Stour to Hengistbury Head and has the unique benefit of a rear aspect towards the Historical Priory Church

Priory Quay development was designed to offer modern contemporary architecture and to compliment the surrounding historic buildings and the beautiful town central conservation area.

The property is located within the heart of Christchurch Town Centre being just a short stroll from the High Street and Priory. The Town Centre offers an excellent range of shopping facilities. Also close by is the Christchurch Sailing Club and a little further along the river; Christchurch Rowing Club catering for a variety of water activities.

Summary of Accommodation

- Bedroom 3/Study Room
- Double Sized Patio Area with Storage
- Ground Floor Shower Room
- Utility Room
- First Floor Open Plan Living Area
- Large Sun Terrace
- Second Floor Landing
- Bedroom One with Small Balcony
- Luxury En-Suite Bathroom
- Bedroom Two with En-Suite Shower Room
- Stairs to Third Floor
- Private Secluded Roof Terrace
- Private 9 Metre Mooring
- Off Road Parking for Multiple Vehicles



Accommodation

The entrance hall with natural light and carpeted flooring is approached via an attractive entrance. On the ground floor there is a utility room with space for washing and drying facilities. The ground floor shower room is modern in style and is just before the study room; additional living space which could also act as double bedroom three with sliding patio doors to the double sized sun terrace.

A turning staircase from the hallway rises to the first floor where the main living, dining and kitchen area is open plan and measures 42' in length. The luxury kitchen is fully integrated with stylish units.

The master bedroom is on the second floor and is a large double with beautiful views over the basin and river from a small balcony and also has a modern en-suite bathroom. Bedroom two is also a good sized double complete with en-suite shower room and both bedrooms have integrated wardrobes/storage.

To the third floor there is a unique rooftop terrace that is extremely private and provides unrivalled dual aspect views across the water but also towards the Historic 11th Century Priory Church.



Outside

There is private car port parking at the front of the property. The parking area is paved, in keeping with the rest of the properties in the development. Further allocated parking can be found just to the left of the property next to visitors parking. A notable feature of this outstanding home is the outside living space, with a large sun terrace, double sized patio and balcony from the master bedroom all providing stunning views over the water and spiral staircases to each level. The property also comes with a 9M mooring on a pontoon that has water and electricity situated outside of the yacht basin.

Services

We understand that mains gas, electric, water and drainage are all connected at the property. We would emphasise that none of the services or equipment referred to in these particulars have been tested.

Council Tax Band

G



Directions

From our office in Christchurch proceed to the top of Castle Street and at the mini roundabout turn left into Church Street and bear right into Church Lane. Take the first turning left into Quay Road, bear around to the right, turn left at the Boathouse restaurant into an extension of Quay Road. At the end of Quay Road turn left and then right over the bridge into Priory Quay and No 24 can be found at the end of the terrace on the right hand side.

Viewings

By strict appointment through selling agents

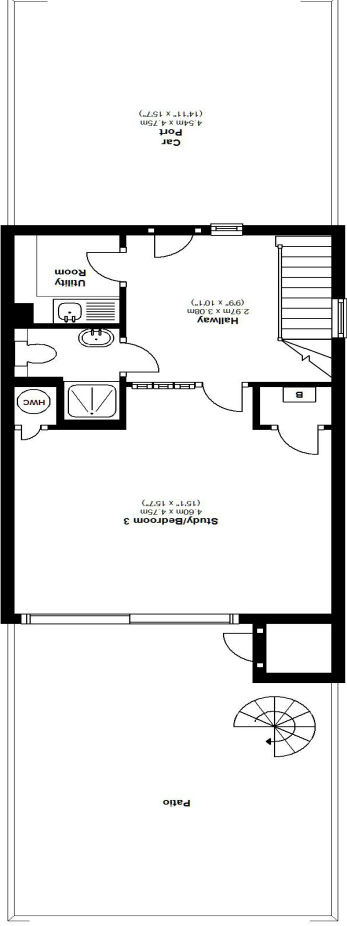
Note

Denison of Christchurch and Denisons Jackson, for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons of Christchurch and Denisons Jackson has any authority to make or give any representation or warranty whatever in relation to this property.

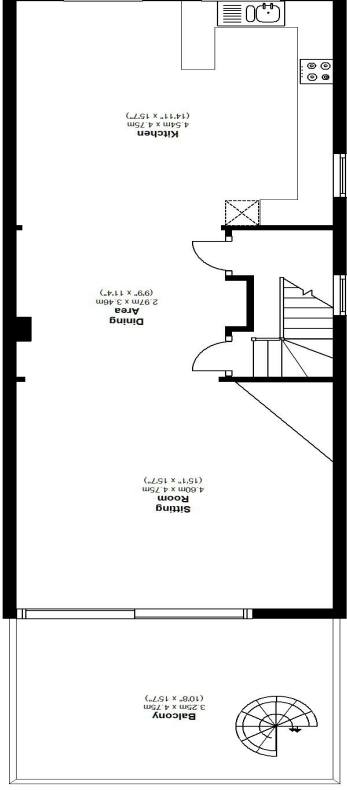




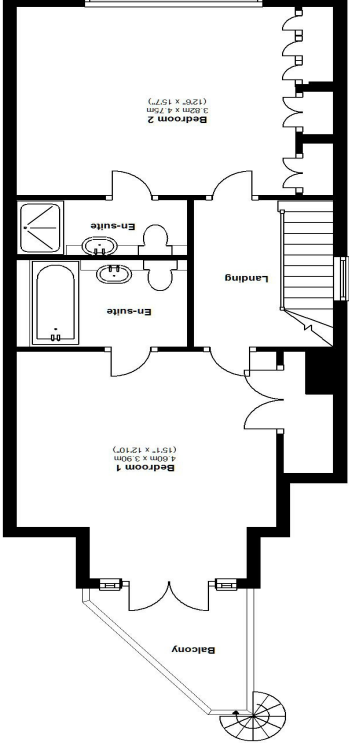
Approx. 37.4 sq metres (422.5 sq feet)



Approx. 58.5 sq metres (629.8 sq feet)



Approx. 51.8 sq metres (555.7 sq feet)



Approx. 4.2 sq metres (45.2 sq feet)

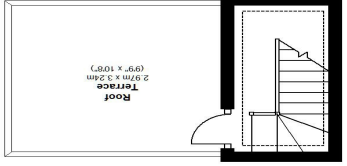


Illustration for identification purposes only. Measurements are approximate, not to scale. EPC: South Coast Surveys
Plan produced using PlanUp.

Energy Performance Certificate

24, Priory Quay, Quay Road, CHRISTCHURCH, BH23 1DP
 Dwelling type: Flat/apartment
 Date of assessment: 23 March 2016
 Type of assessment: RSBAP (existing dwelling)
 Reference number: 01467-2427-4172-0247-0026
 Total floor area: 147 m²

Over 3 years you could save **£ 1,236**
 Estimated energy costs of this home **£ 3,942**

Lighting **£ 246** over 3 years
 Heating **£ 3,000** over 3 years
 Hot Water **£ 696** over 3 years
 Total **£ 3,942**
 You could save **£ 1,236** over 3 years

Energy Efficiency Rating
 These figures show how much the average household use for running appliances like TVs, computers and cookers, and any electricity meter. The excluded energy use for running appliances like TVs, computers and cookers, and any electricity meter is shown in the breakdown below.

Recommended measures
 1 Floor insulation (uninsulated floor)
 2 Floor insulation (insulated floor)
 3 Fabric insulate walls with new containing timber
 See page 3 for a list of recommendations for this property

Top actions you can take to save money and make your home more efficient
 The graph shows the current energy efficiency of your home compared to other properties in your area. The potential rating shows the effect of undertaking the recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The graph shows the current energy efficiency of your home compared to other properties in your area. The potential rating shows the effect of undertaking the recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 Recommended measures
 1 Floor insulation (uninsulated floor)
 2 Floor insulation (insulated floor)
 3 Fabric insulate walls with new containing timber
 See page 3 for a list of recommendations for this property

Figure 1 of 4
 www.efficiencymeter.gov.uk/energy-certificate/01467-2427-4172-0247-0026
 To find out more about the government's Energy Efficiency Grant (EEG) and how you could be eligible to claim, visit www.efficiencymeter.gov.uk/energy-certificate/01467-2427-4172-0247-0026



Christchurch
 01202 484748
 Christchurch BH23 1DT
 12 Castle Street,
 Christchurch, Hampshire SO41 3AS
 Lynton@denisonsjackson.com
 lynton@denisonsjackson.com
 denisonsjackson.com

Christchurch
 01202 484748
 Christchurch BH23 1DT
 12 Castle Street,
 Christchurch, Hampshire SO41 3AS
 Lynton@denisonsjackson.com
 lynton@denisonsjackson.com
 denisonsjackson.com

Mayfair
 0870 112 7099
 0870 112 7099
 Casbel House, 15 Thayer Street,
 London W1U 3JT
 mayfair@mayfairoffice.co.uk
 mayfairoffice.co.uk