



Slades

**6 Tynham Court Bridge Street, Christchurch,
Dorset, BH23 1BL
PRICE: £265,000**

JUST A SHORT DISTANCE FROM CHRISTCHURCH HIGH STREET AND PICTURESQUE RIVER WALKS, THIS MODERNISED 2 BEDROOM GROUND FLOOR APARTMENT FOR THE OVER 55'S IS SET IN A SOUGHT AFTER COURTYARD DEVELOPMENT AND IS CLOSE TO ALL AMENITIES INCLUDING SHOPS BUSSES AND TRAIN STATION. OFFERED WITH VACANT POSSESSION.

A recently modernised purpose built 2 bedroom ground floor apartment, having been recently redecorated externally and internally and re-carpeted throughout. Situated on a sought after gated courtyard development with attractive private sun terrace and communal garden. Situated within a short walk of Christchurch High Street with all its amenities, riverside walks, 11th Century Priory and Town Quay. Regular bus services are available close to the property connecting to the surrounding areas.

An internal viewing is strongly recommended. Benefits include: Newly redecorated and carpeted throughout, double glazing, newly installed electric radiator heating and allocated car parking space.

The communal entrance door with entryphone leads to the communal entrance hall which in turn gives access to the entrance door to No 6 leading to the entrance hall comprising a broom/storage cupboard and housing the electric meter and fuse box. Entryphone. The property can also be accessed via a private door to the rear directly into the apartment.

The sitting/dining room has a feature log effect electric fire with timber fireplace surround. Twin double glazed French doors lead to the rear patio.

The kitchen comprises a range of fitted base and eye-level units with granite worktops over. Half tiled walls. Vinyl floor. Double glazed window to front. Integrated 'Neff' double stainless steel fan-assisted oven/grill. 4-ring burner electric halogen hob with extractor cooker hood over. Integrated fridge/freezer. Washing machine and dishwasher. Fitted sink with single drainer and mixer tap.

Bedroom 1 has a double glazed window to front. Double hanging wardrobe with shelving and hanging rail. Airing/storage cupboard.

Bedroom 2 has a double glazed window to the left-hand side. Built-in range of wardrobes with shelving and hanging rail.

The bathroom has a fitted white suite comprising panelled bath with 'Aqualisa' shower and screen, vanity basin and enclosed w.c. Vinyl floor. Part tiled walls.

To the rear of the property is a small paved patio with outside light and trellis fencing.

1 ALLOCATED CAR PARKING SPACE with pegola style covering.

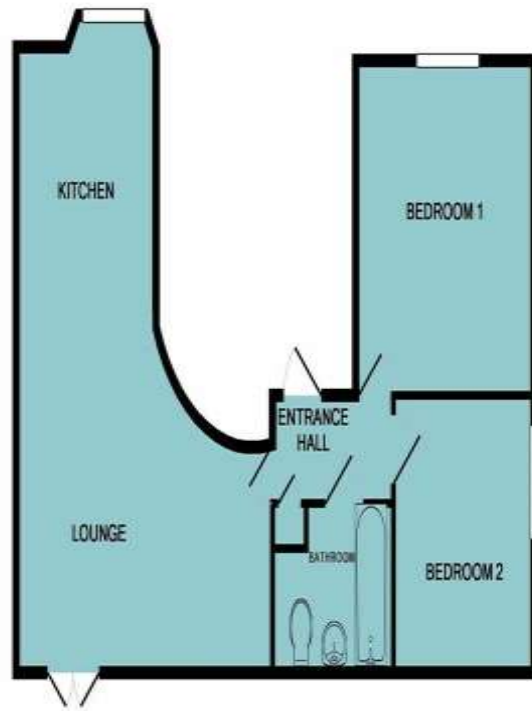
There is a single timber gate giving access into the courtyard via a pathway from Bridge Street plus security gates which also provide vehicular access. Use of communal gardens.

N.B. The property is sold with an age restriction of 55 years and above.

A summary of the accommodation comprises:-

COMMUNAL ENTRANCE HALL
ENTRANCE HALL
SITTING/DINING ROOM: 16'6" x 16'1" (5.03m x 4.9m)
KITCHEN: 11'3" x 10'4" (3.43m x 3.15m)
BEDROOM ONE: 12' x 11'10" (3.66m x 3.61m)
BEDROOM TWO: 11' x 10'3" (3.35m x 3.12m)
BATHROOM

COUNCIL TAX BAND: D



TOTAL APPROX. FLOOR AREA 56.5 SQ.M. (608 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	