

The logo for Slades, featuring the word "Slades" in a white, cursive script font on a teal rectangular background. A red horizontal line is positioned below the letter 'a'.

**Flat 10 Harbour View Court, Queens Avenue,
Christchurch, Dorset, BH23 1DA**

PRICE: £310,000

SITUATED IN THE HEART OF CHRISTCHURCH, JUST A SHORT WALK FROM THE PRIORY & CHRISTCHURCH QUAY. THIS 2 BEDROOM FIRST FLOOR APARTMENT IS OFFERED FOR SALE WITH VACANT POSSESSION

This is an extremely rare opportunity to purchase a first floor 2 bedroom purpose built apartment offered for sale with vacant possession and situated in a very popular location, just a short walk from Christchurch Town Centre with its pedestrianised shopping facilities and various shops, bars and restaurants. Also close by is the 11th Century Priory, River Stour and Town Quay.

Benefits include: gas central heating, double glazing and garage.

A communal entrance door with entryphone leads to the stairs to the communal first floor landing. Door to Flat 10.

An entrance door leads to the entrance hall with entryphone.

The lounge/dining room has a serving hatch to the kitchen. Coal effect electric fire. Bookcase shelving and cupboards. Twin double glazed French doors lead to the BALCONY with views towards the River Stour, tiled with glass/stainless steel screening.

The kitchen (L-shaped) has a range of fitted base and eye-level unit with worktop space over and half tiled walls. Concealed lighting. Double glazed window to left-hand side. One and a half bowl sink with single drainer and mixer tap. Integrated 'Hotpoint' washing machine. Space under worktop for fridge and separate freezer. Further space for cooker with extractor cooker hood over. Broom/storage cupboard. Boiler/larder cupboard housing wall mounted 'Worcester' gas boiler.

Bedroom One has a double glazed window to the front with views towards the River Stour and Christchurch Quay. Full range of built-in wardrobes, dressing table unit and base level storage cupboards. Entryphone.

Bedroom Two has a double glazed window to the rear. Range of built-in wardrobes, base and eye-level storage cupboards. Vanity basin.

The bathroom has a fitted suite comprising panelled bath with fitted shower, enclosed w.c. and vanity base with base level cupboard under. Fully tiled walls. Frosted double glazed window to rear.

Harbour View Court benefits from well-tended communal gardens consisting of lawns with shrub and flower borders. Communal drying area.

There is a GARAGE in nearby block with up and over door.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL

LOUNGE/DINING ROOM: 17' x 12' (5.18m x 3.66m)

KITCHEN: 11'1" x 7' (3.38m x 2.13m)

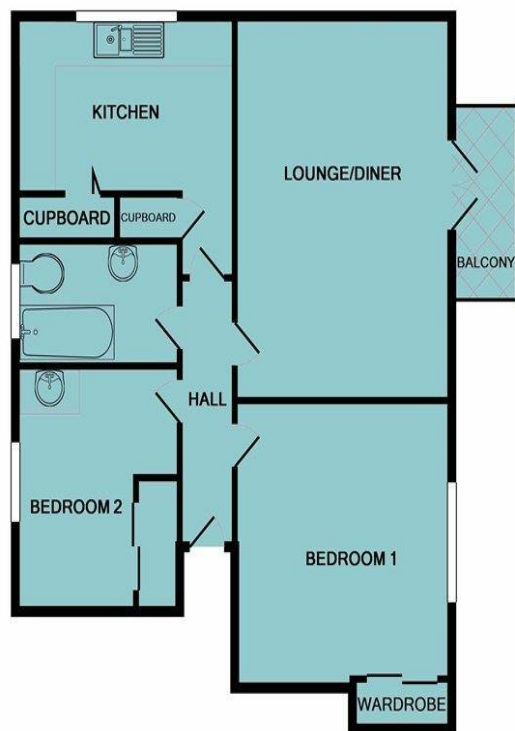
BEDROOM ONE: 12'5" (3.78m) plus 2' (0.61m) wardrobe recess x 11'1" (3.38m)

BEDROOM TWO: 10'1" x 8' (3.07m x 2.44m)

BATHROOM

GARAGE

COUNCIL TAX BAND: D



TOTAL APPROX. FLOOR AREA 63.7 SQ.M. (686 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			
(55-68) D		57	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 