



property matters

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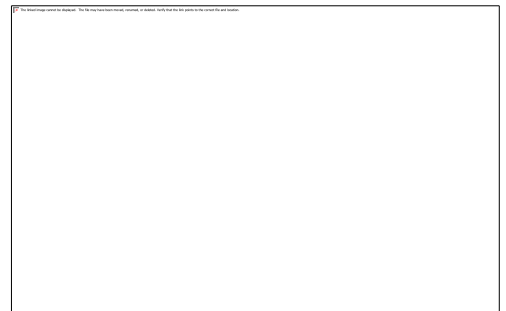
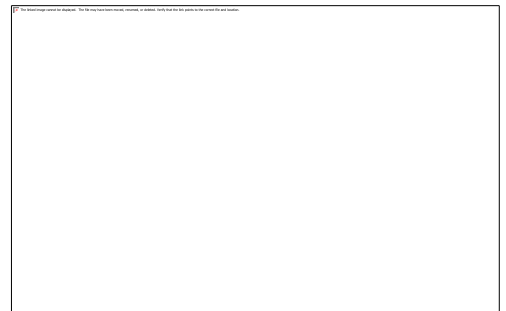


## The Moorings

The Moorings, River Way Christchurch, Dorset,  
BH23 1JJ

**£785,000 Freehold**

Stunning River Views  
Direct Access onto River  
Mooring  
Four Bedrooms  
Balcony  
Large Sun Terrace  
Three Bathrooms



### Christchurch Office

12 Castle Street, Christchurch, Dorset BH23 1DT

Tel: 01202 484748

Fax: 01202 484746

post@denisons.com

### Mayfair Office

Cashel House, 15 Thayer Street,

London W1U 3JT

Tel: 0870 1127099

Fax: 0207 4675339

## Situation

The property is located on the outskirts of the town centre of Christchurch in a gated development of similar select properties on the banks of the River Stour. The Town Centre has a wide range of shops, restaurants, bars and eateries including the popular Captains Club Hotel, Spa and Restaurant, just a few minutes walk away. It also has the historic 11th century Priory and the art deco Regent centre theatre which offers entertainment throughout the year. A further more local shops can be found in the nearby village of Tuckton which is also within easy walking distance or along Stour Road and the mainline railway station is also within easy walking distance. Beautiful local beaches can be found at Southbourne and Hengistbury Head and only a short drive away is the outstanding natural beauty of the New Forest National Park.

## Description

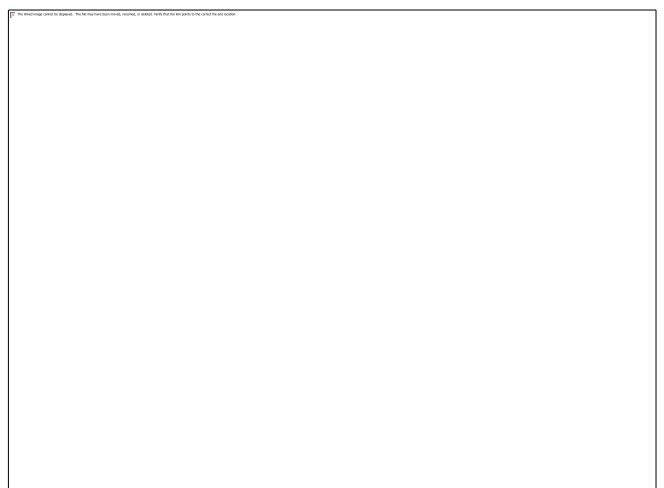
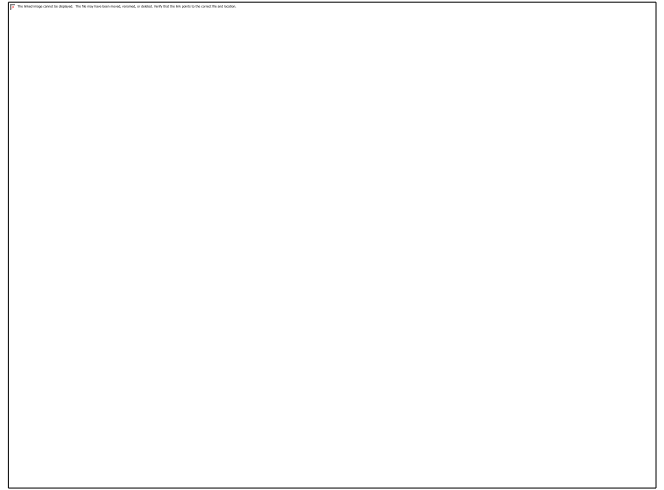
This stunning four bedroom end of terraced town house is located within the very well sought after development of The Moorings and benefits from beautiful views of the River Stour.

The ground floor accommodation comprises of a porch, entrance hallway, integral garage, utility room and downstairs shower room. From here, there a few steps to the large lounge, which has beautiful river views through the patio doors which lead to a spacious balcony. From the balcony there are steps down to a large terrace, which has a gate to the mooring.

The first floor accommodation comprises of a further cloakroom, modern fitted kitchen breakfast room and the master bedroom with further river views, built in wardrobes and a modern fitted ensuite shower room.

The second floor sees a further three bedrooms, two of which have elevated river views, and a modern fitted family bathroom. There is plenty of storage throughout this property, as well as further storage underneath the property.

Further benefits include electric gates to the development with security entry system, allocated parking, visitor parking, direct access to the banks of the River Stour and a mooring on a very popular part of the river. This property is immaculately presented throughout and has been finished to a high standard.





## Services

We understand that mains gas, electric, water and drainage are all connected.

## Local Authority & Council Tax Band

Council Tax Band D

**Viewing** – Strictly by Denisons

## Accommodation

**Entrance Porch**

**Hallway**

**Integral Garage**

**Utility Room**

**Shower Room**

**Lounge**

**Balcony**

**Large Sun Terrace**

**Mooring**

**Cloakroom**

**Kitchen/Breakfast room**

**Master Bedroom**

**Ensuite Shower Room**

**Bedroom Two**

**Bedroom Three**

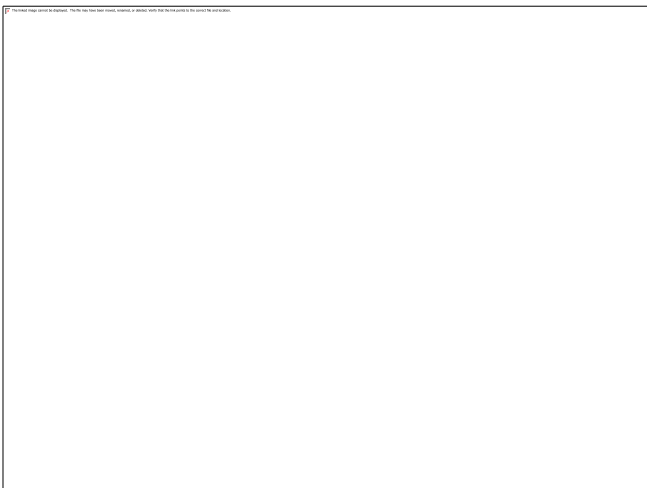
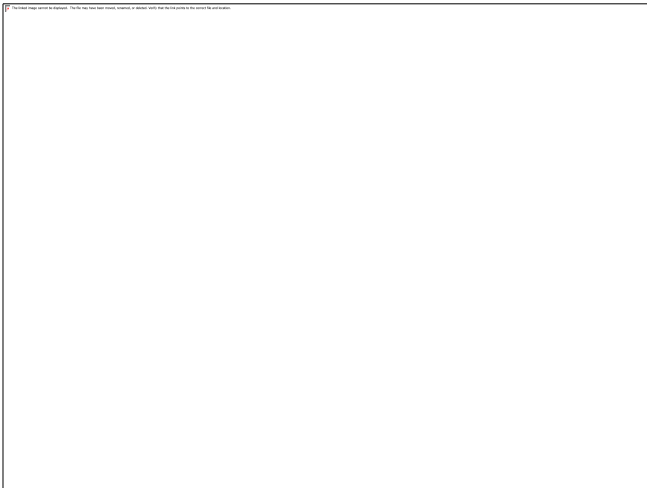
**Bedroom Four**

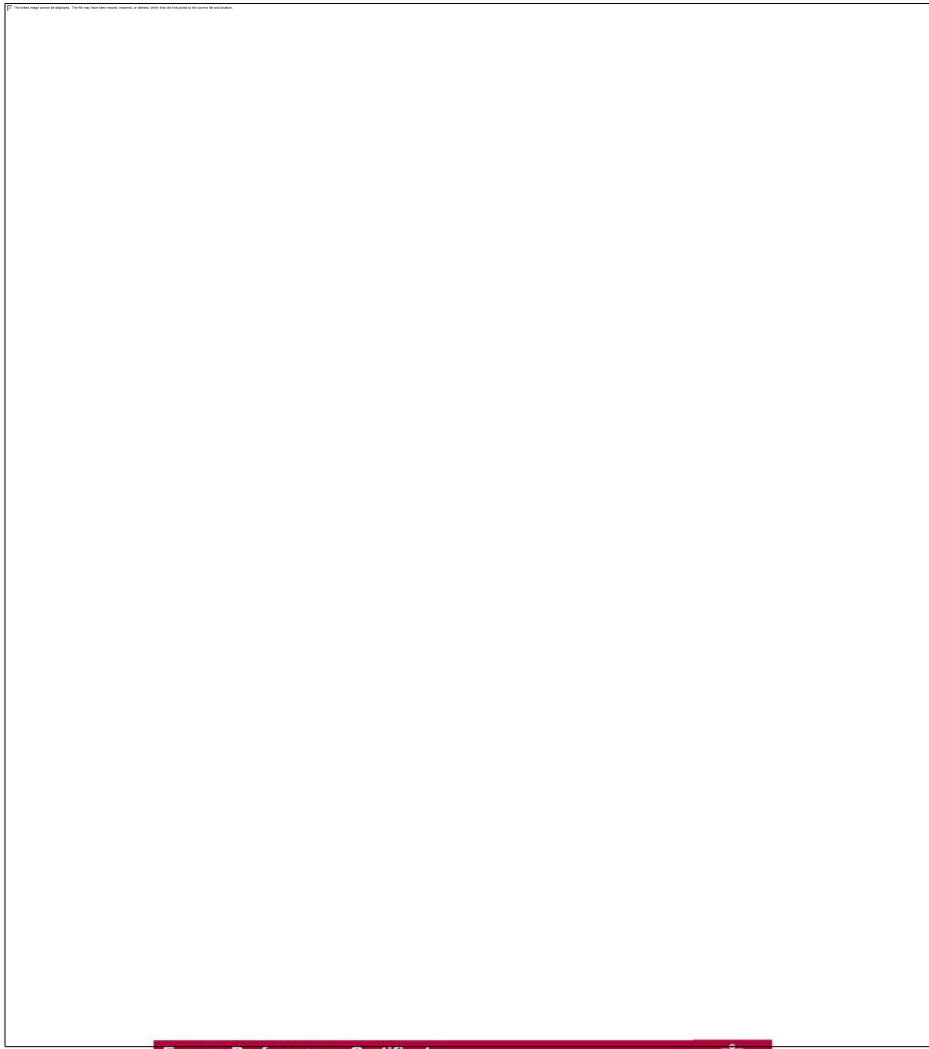
**Family Bathroom**

**Under House Storage**

## Directions

From our office in Christchurch proceed to the top of the High Street and at the Fountain Way roundabout turn left and almost immediately left again into Sopers Lane continue for some distance and just before reaching the Tuckton bridge roundabout turn left into Willow Way and right into The Moorings where the property can be found behind the second set of gates.



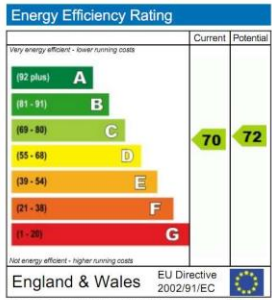


**Energy Performance Certificate** 

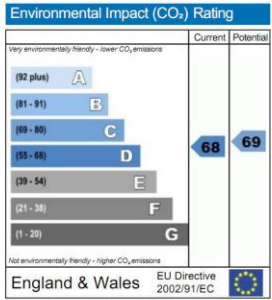
6 The Moorings  
2, Willow Way  
CHRISTCHURCH  
BH23 1JJ

Dwelling type: End-terrace house  
Date of assessment: 20 January 2012  
Date of certificate: 20 January 2012  
Reference number: 2108-7096-6209-9442-9914  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 139 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	164 kWh/m <sup>2</sup> per year	158 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	4.2 tonnes per year
Lighting	£116 per year	£66 per year
Heating	£669 per year	£676 per year
Hot water	£115 per year	£115 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

 Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Denisons give notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) the particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact; iii) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statement of fact; iv) nothing in these particulars shall be deemed a statement that the property is in good working condition or otherwise nor that any services or facilities are in good working order; v) all measurements are approximate. If applicable kitchen and utility measurements are inclusive of fitted units unless otherwise stated. Neither the vendor, nor the Agents nor any person in their employ has any authority to make or give any representation or warranty whatever in relation to the property mentioned in the particulars.