



6 Catherine Wheel Gardens

DenisonS

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Christchurch, BH23 2UJ

£335,000

Unique and quirky two bedroom retirement cottage, built in 2002 by Colton Homes. This unique development consists of just 17 apartments and 6 cottages. Situated just off St Catherine's Hill, it benefits from well-tended communal gardens and the convenience of having the shops on your doorstep.

The property is approached via secure double doors to the main building with an entryphone system and is set in a courtyard style setting. The property has been refurbished to a very high standard by the vendor. On the ground floor there is a bright and spacious lounge with double doors leading out to the rear garden. Furthermore, there is a fully fitted kitchen, downstairs shower room and downstairs double bedrooms. Stairs then lead up to the master suite, which also has its own large en suite bathroom and dressing area.

An added bonus for this property is the good sized private low maintenance garden which is accessed via the lounge. The property is sold with no onward chain and could be purchased with full contents of the property.



**Entrance Hall**

**Lounge 19' 7" x 9' 11" (5.96m x 3.02m)**

**Kitchen 9' 5" x 5' 7" (2.87m x 1.70m)**

**Bedroom Two 11' 10" x 10' 1" (3.60m x 3.07m)**

**Shower Room**

**Stairs To**

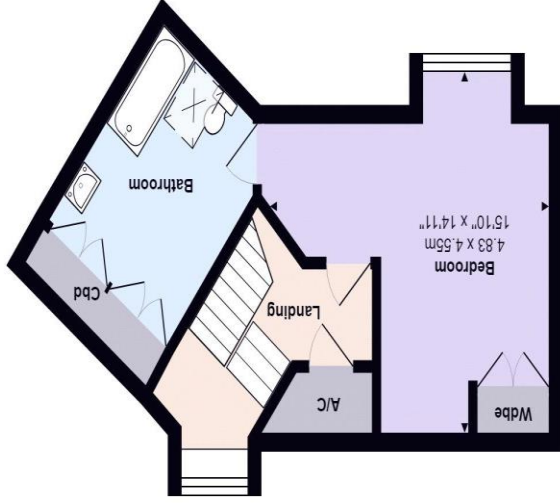
**Master Bedroom 16' 2" x 13' 1" (4.92m x 3.98m)**

**En-suite Bathroom 9' 10" x 8' 11" (2.99m x 2.72m)**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 80.8 m<sup>2</sup> ... 870 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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