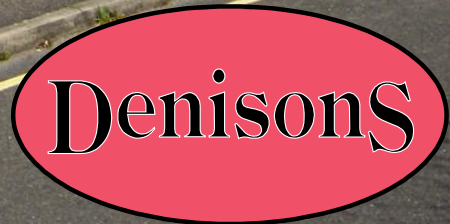




Flat 7, Watersmeet Court



Flat 7, Watersmeet Court

Christchurch, Dorset,
BH23 1NY
£419,950

This beautifully presented, modern and spacious apartment is located on the first floor and has a fantastic 10ft balcony facing towards Christchurch Quay and the River Stour. With stunning views of the Quomps and just a short stroll from Christchurch High Street, making this the ideal property for somebody looking for a holiday home. The property comprises of two double bedrooms, one with an en-suite shower room, both bedrooms have built in wardrobes, a large lounge with doors onto the balcony, kitchen with integrated appliances, family bathroom and one allocated parking space. The property also benefits from a share of the Freehold and being sold with no onward chain.



Hallway

Bedroom 1 11' 2" x 10' 8" (3.40m x 3.25m)

En-suite

Bathroom 8' 0" x 5' 8" (2.44m x 1.73m)

Bedroom 2 10' 8" x 9' 0" (3.25m x 2.74m)

Lounge/Diner 16' 0" x 15' 3" (4.87m x 4.64m)

Kitchen 19' 0" x 5' 7" (5.79m x 1.70m)

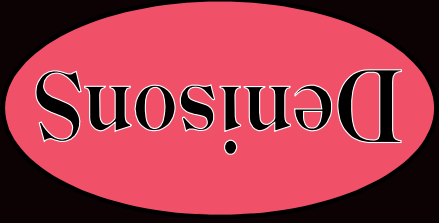
Balcony



Services

**Approx. £1200 P.A maintenance charge
EPC Rating B**



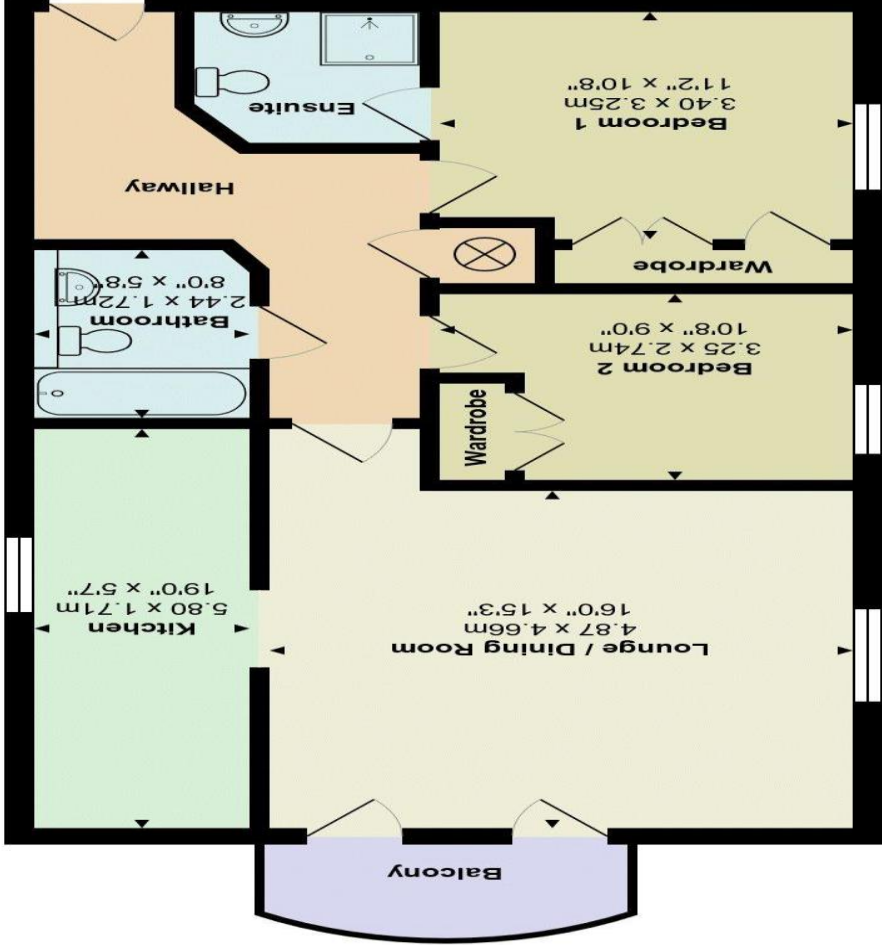


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| Score | Energy rating | Potential | Current |
|-------|---------------|-----------|---------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

