



23 Priory Quay

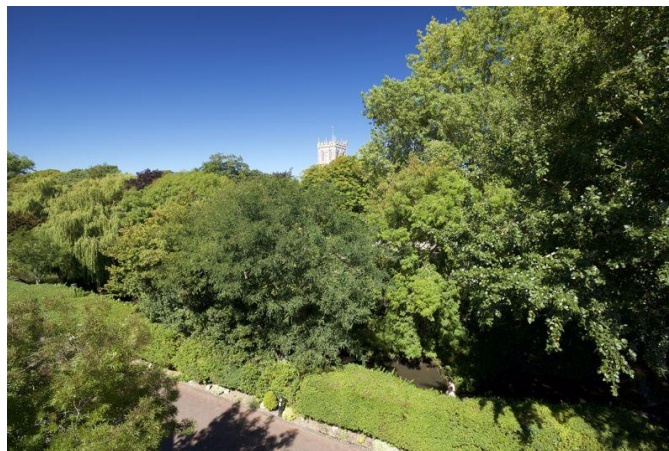
DenisonS

23 Priory Quay

Quay Road, Christchurch, Dorset,
BH23 1DR

£1,450,000

This stunning four/five double bedroom town central town house situated on the prestigious waterside marina of Priory Quay. This particular property is one of only eight of the largest four/five bedroom design with four of the bedrooms having contemporary luxury en-suite bath and shower rooms. The main living, dining and kitchen area is open plan and measures 43' in length. This home is immaculately presented throughout and has been extensively refurbished. The luxury kitchen is fitted with Bosch appliances. A notable feature of this outstanding home is the outside living space, with a large sun terrace providing direct access to yacht basin and views over the water. Further to this there are an additional three balconies, all with further beautiful views and spiral staircases to each level. There are outstanding river views from each floor across the River Stour to Hengistbury Head and at the rear of the property the aspect is towards Christchurch Priory, Priory Gardens and Millstream. Priory Quay development was designed to offer modern contemporary architecture and to compliment the surrounding historic buildings and the beautiful town central conservation area. The property also comes with a 9M mooring and to the front is a car port and a further paved area creating parking comfortably for three vehicles. The property further benefits from being sold as vacant possession and no forward chain.



Entrance Hall

Reception Room/bed 5 15' 8" x 14' 7" (4.77m x 4.44m)

Shower Room

Utility room

Stairs to first floor

Open plan living room

Kitchen/Diner area 22' 10" x 16' 2" (6.95m x 4.92m)

Lounge area 16' 2" x 14' 7" (4.92m x 4.44m)

Sun Terrace 16' 2" x 10' 11" (4.92m x 3.32m)

Stairs to second floor

Bedroom 1 17' 4" x 15' 7" (5.28m x 4.75m)

En-suite

Bedroom 2 16' 2" x 12' 7" (4.92m x 3.83m)

En-suite

Services

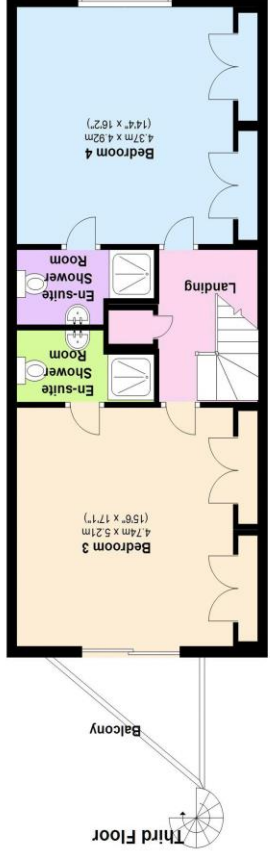
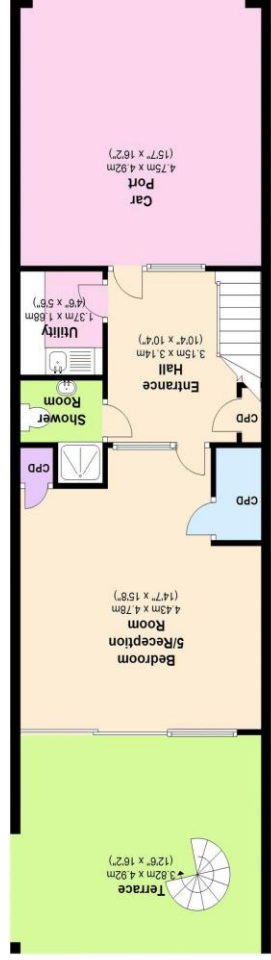
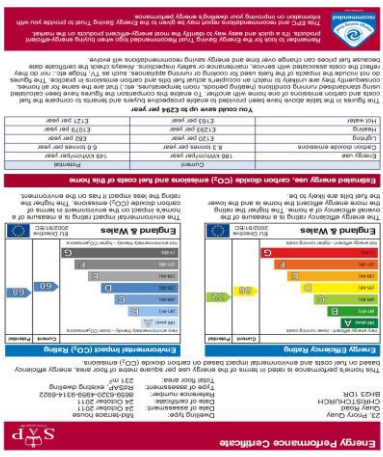
Christchurch Council Band G

Annual service charge approx. £2,500.00

Directions

From our office in Christchurch proceed to the top of Castle Street and turn left into Church Street. Follow the one way system around and bear left at the Red House Museum in the direction of Christchurch Quay. At the boathouse restaurant turn left into Quay Road and at the end bear left going past Place Mill and after crossing the small Millstream bridge bear left and the property can be found on the right hand side.





Ground Floor

Second Floor

Third Floor

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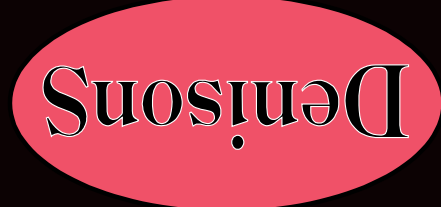
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Christchurch



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