



property matters

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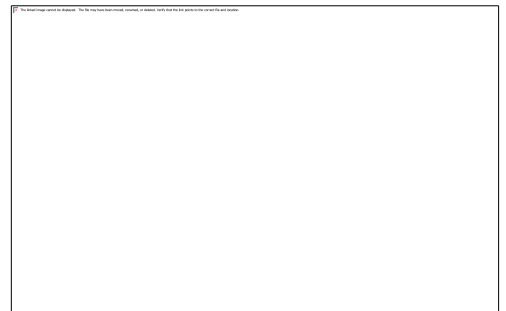
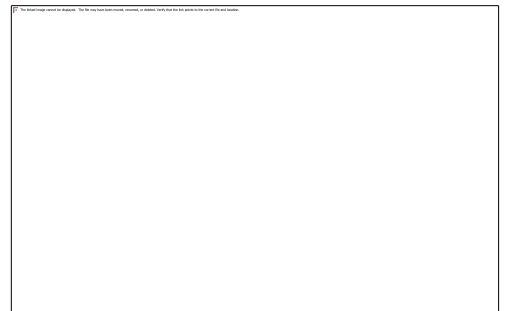
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## Christchurch

£219,950 Leasehold

**Beautifully Presented First Floor Flat**  
**Two Double Bedrooms**  
**Family Bathroom**  
**En-suite Shower Room**  
**Spacious Living Room**  
**Modern Kitchen**  
**Allocated Parking**  
**Garage**



### Christchurch Office

12 Castle Street, Christchurch, Dorset BH23 1DT

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### Mayfair Office

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London W1U 3JT

Tel: 0870 1127099

Fax: 0207 4675339

## Situation

The property is located approx. 0.75 mile from the main Town Centre of Christchurch with its comprehensive range of shopping and recreational facilities including a wide array of restaurants, bars and eateries to suit the majority of tastes along with beautiful river walks, the historic eleventh century Priory and the art deco Regent Centre Theatre which offers entertainment throughout the year.

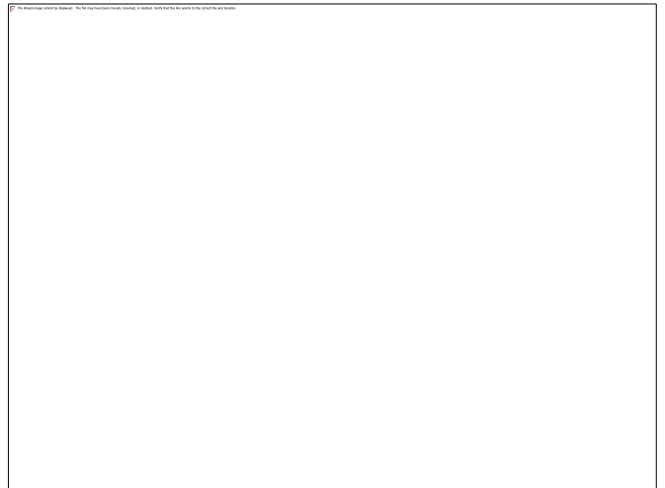
There is also a further attractive riverside walk close to the property at the end of Dragoon Way. Main Line railway station is reasonably easily walking distance and has links to London Waterloo, Bournemouth and beyond. There are further shopping facilities and local public transport links along Barrack Road.

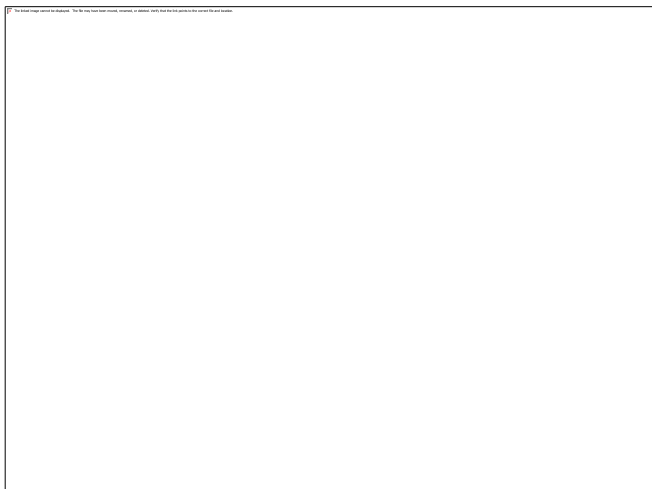
## Description

This is a stylish and beautifully presented two bedroom first floor apartment situated in this characterful listed Napoleonic building. The property has been extremely well maintained by the current owners and the accommodation in brief comprises of entrance hall, spacious living room, modern kitchen, two double bedrooms with the master bedroom having a modern en-suite shower room and a further modern family bathroom.

This particular apartment is one of only a few that comes with a garage conveyed. Further benefits include double glazed sash style windows to retain the character of the building and gas fired central heating via a modern combi boiler.

There are communal lawns surrounding the property and we feel this property would make either an ideal main residence or holiday home. Early viewing is advised to fully appreciate the standard of accommodation on offer.





## Services

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

## Local Authority & Council Tax Band

Christchurch Borough Council. Tax Band D.

Approx. 110 years remaining on lease.  
Maintenance & Ground Rent- £1150 per annum.

## Postcode – BH23 2TY

## Viewing – Strictly by Denisons



## Accommodation

See floor plans

### Communal Entrance Hall

### Main Hallway

**Living Room** 16' 7" x 13' 6" (5.05m x 4.11m)

**Kitchen** 12' 3" x 6' 2" (3.73m x 1.88m)

**Bedroom One** 13' 8" max x 8' 8" max (4.16m x 2.64m)

### En-suite Shower Room

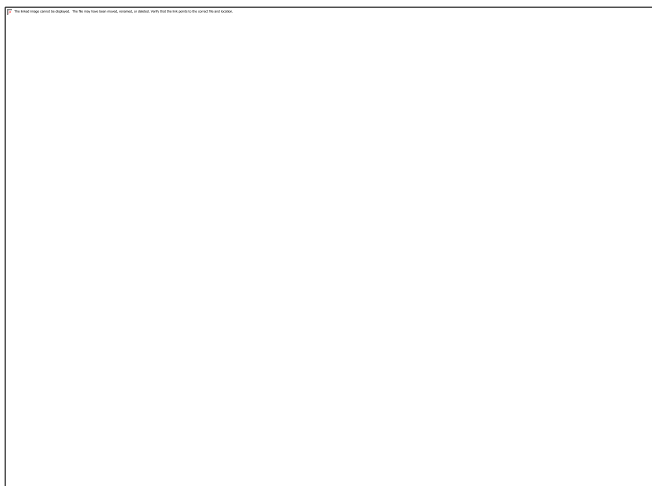
**Bedroom Two** 12' 11" x 9' 10" max (3.93m x 2.99m)

### Family Bathroom

### Allocated Parking

### Garage

### Communal Gardens



## Directions

From our office in Christchurch proceed to the top of the High Street and at the Fountain Way roundabout turn left and head along Barrack Road. Continue through the traffic lights, over the railway bridge and straight across the first roundabout then take the first turning left into Dragoon Way where The Stables can be found to thirds of the way along on the left hand side.

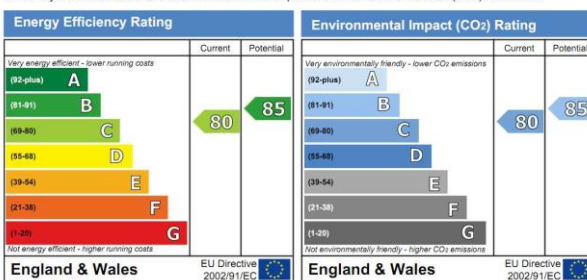
## Energy Performance Certificate



Flat 18 The Stables,  
Dragoon Way,  
CHRISTCHURCH, BH23 2TY

Dwelling type: Mid-floor flat  
Date of assessment: 25 July 2008  
Date of certificate: 25 July 2008  
Reference number: 8208-0554-8920-0526-5383  
Total floor area: 89 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.



England & Wales

England & Wales

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 will be.

The environmental impact rating is a measure of this 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	134 kWh/m <sup>2</sup> per year	106 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.0 tonnes per year	1.5 tonnes per year
Lighting	£85 per year	£42 per year
Heating	£216 per year	£206 per year
Hot water	£100 per year	£81 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)