



'WOODLANDS' 2 FLEUR DE LIS, HIGH ST, CHRISTCHURCH



'WOODLANDS'

2 FLEUR DE LIS, HIGH STREET, CHRISTCHURCH, DORSET, BH23 1AS

(ALL MILES ARE APPROXIMATE)
BOURNEMOUTH – 4 MILES, LYMINGTON – 12 MILES, RINGWOOD – 10 MILES

As new ground floor retirement apartment in the town centre of Christchurch overlooking Drutt Gardens with the benefit of a Concierge who will be on hand to help answer any day to day questions and will keep an eye on your apartment should you wish to go away.

VACANT POSSESSION * GROUND FLOOR GARDEN APARTMENT * BUILT 2015 * TOWN CENTRE LOCATION * EXCELLENT ENERGY EFFICIENCY * HIGH QUALITY FINISH * CONCIERGE * 24 HOUR EMERGENCY CALL SYSTEM * LIVING ROOM, KITCHEN, 2 BEDROOMS, SHOWER ROOM, OWNERS' DRAWING ROOM & KITCHEN * GUEST SUITE * FULLY MAINTAINED EXTERNAL AREAS

£425,000

VIEWING: Strictly by confirmed appointment through:

Sole Agents



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Fleur De Lis comprises 26 luxurious one and two bedroom apartments providing generous accommodation and facilities along with the extremely high standard of finish. Everyone can enjoy the elegantly furnished owners drawing room and fully furnished guest suite as well as stopping for a cup of tea at the Fleur De Lis Tea Rooms. A Concierge will be on hand to help answer any day to day questions and will keep an eye on your apartment should you wish to go away.

Built using local Portland stone, the attractively designed building is situated in the heart of Christchurch Conservation Area on the site of the town's old Cornfactor building – originally the central hub of the district's corn market dating back to the 1800's. With the beautiful Druitt Gardens on one side, the development also backs on the High Street with all its amenities including 11th Century Priory, Town Quay and pedestrianized shopping facilities. Home to a weekly Monday market and an annual food festival, Christchurch offers a diverse mix of attractions whether you enjoy a stroll by the water, a bite to eat at one of many local restaurants or taking in a show at the Regent Centre.

Flat 2 was one of the first to sell situated on the ground floor in a prime location overlooking the wooded Druitt Gardens (hence the name of the apartment). Unexpectedly being offered as a resale, the flat has been substantially reduced for an early sale.

The accommodation in detail comprises with approximate room sizes:-

COMMUNAL ENTRANCE DOOR & ENTRANCE HALL: Entrance door to FLAT 2

SPACIOUS ENTRANCE HALL: 'Dimplex' electric heater. Ceiling smoke alarm. 3 ceiling spotlights. Emergency pull cord. Walk-in airing/storage cupboard housing hot water cylinder with shelving, electric meter and fuse box.

LIVING ROOM: 17' (5.18m) plus 8'6" (2.59m) door recess x 11'6" (3.51m) narrowing to 8'1" (2.46m). 2 sets of twin double glazed French doors to patio and rear garden. 'Dimplex' electric heater. 6 ceiling spotlights. Entryphone.

KITCHEN: 7'10" x 7'5" (2.39m x 2.26m). Range of fitted base and eye-level units with worktop space over, matching splashback and concealed lighting. Wood effect vinyl floor. 4 ceiling spotlights. Double glazed window to left-hand side. Sunken stainless steel sink with mixer tap. Ceiling smoke alarm. Integrated 'Neff' stainless steel fan-assisted oven/grill. 4-ring ceramic hob. Splashback with extractor hood over. 'Neff' integrated washing machine. Slimline dishwasher. Fridge/freezer.

BEDROOM ONE: 14' x 10' (4.27m x 3.05m). 'Dimplex' electric heater. 2 ceiling spotlights. Built-in double wardrobe with sliding doors, shelving and double hanging rails. Twin double glazed French doors to patio/rear garden.

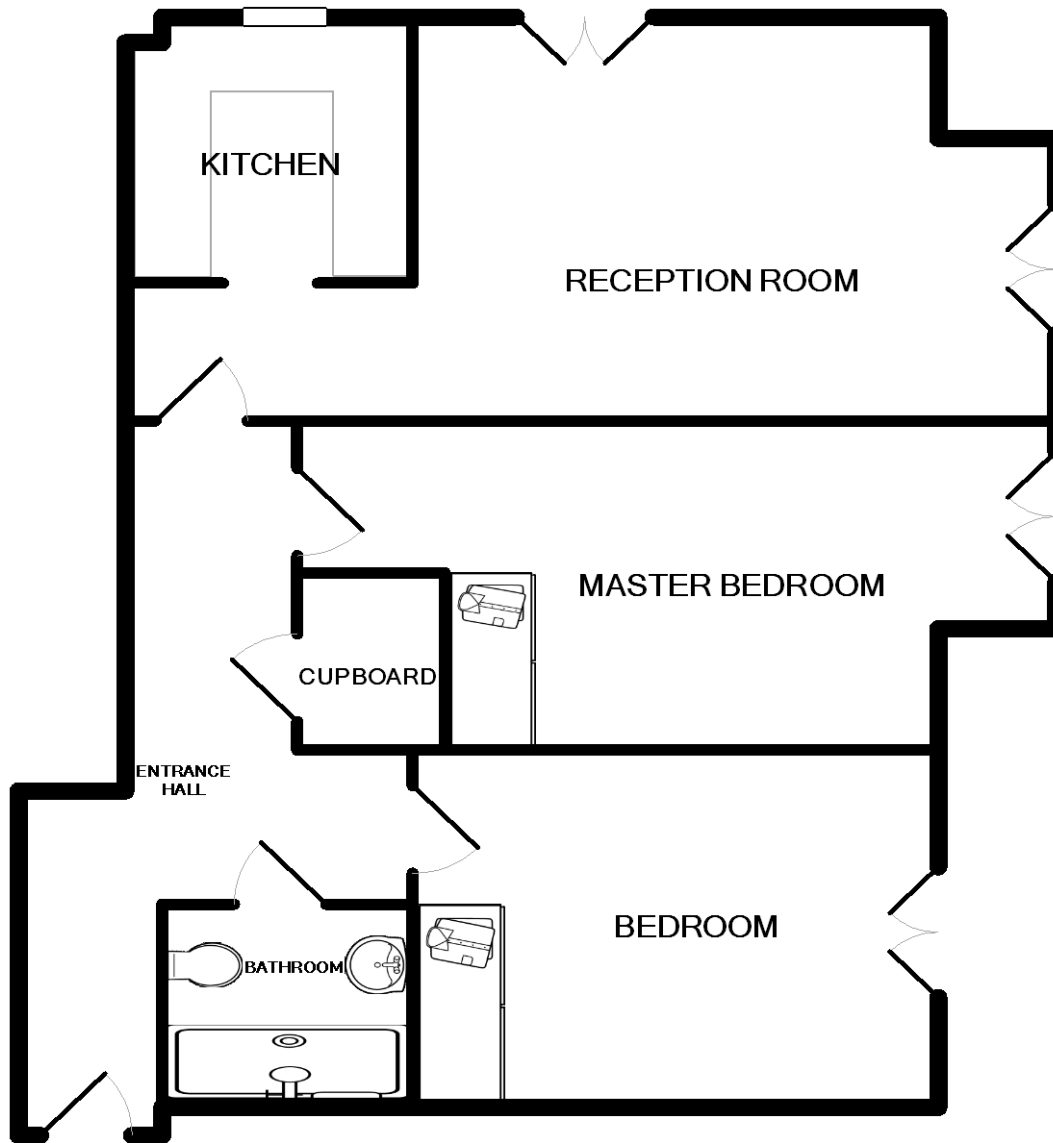
BEDROOM TWO: 10'3" x 9'3". (3.12m x 2.82m.) 2 ceiling spotlights. Ceiling smoke alarm. Range of built-in wardrobes with shelving and hanging rails. Twin double glazed French doors to patio/rear garden.

SHOWER ROOM: 6' x 5'9" (1.83m x 1.75m). Fitted suite with fully tiled walls and ceramic tiled floor comprising walk-in shower with tray, screen, fitted rain shower and seat. Vanity basin with mixer tap/pop-up waste, base level cupboard under. Enclosed w.c. Tiled shelving. 2 ceiling spotlights. Ceiling extractor fan. Ladder style radiator. Mirror-fronted medicine cabinet with shaver point.

OUTSIDE

The property has the benefit of its own paved patio to the left-hand side and a private rear garden overlooking the attractive Druitt Gardens, comprising part covered paved patio, shrub and flower borders. Outside lighting.

RESIDENTS' DRAWING ROOM, KITCHEN & GUEST SUITE.



TOTAL APPROX. FLOOR AREA 68.4 SQ.M. (737 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 