



**44 Moorcroft Avenue, Burton, Christchurch, Dorset, BH23 7HX**

**Asking Price £174,950**

This spacious, two bedroom, ground floor flat comes with a garage and is in a sought after semi-rural location. Ideal for a first time buyer, a buy to let investor or anyone looking for ground floor living with outside space.



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Upon entering the property you will notice that it is decorated to a very high standard throughout. It has cavity wall insulation, new double glazed windows and benefits from having a new Worcester boiler and kitchen appliances of which the fridge freezer and cooker will remain.

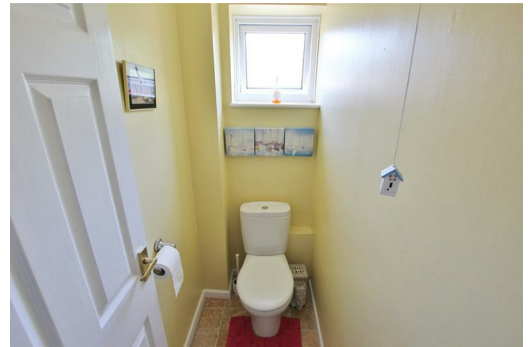
There are two good sized bedrooms at the property, a fabulous shower room and separate WC. The newly fitted kitchen opens up onto a beautiful private garden with new fences, which gets the sun for most of the day. There is access from the garden to a side path that leads to a private garage and visitor parking.

Ground Rent is £37.50 per annum (Paid up to Dec 2016)

Maintenance is on an as and when basis

Lease has 58 years remaining (renewal process will be started by vendors)

Please ask your conveyancer to check the tenure and lease specifics. Any information listed here is listed in good faith and we cannot be held responsible for any inaccuracies in the information supplied to us.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	79	79	81