





HOUSE & SON

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Offered for sale is this beautifully presented two double bedroom ground floor apartment, enjoying a peaceful riverside setting within the highly regarded Stourbanks development.

The property is immaculately presented throughout and benefits from a spacious lounge/dining room, fitted kitchen, and modern bathroom. Further features include full double glazing, a modern gas-fired boiler, and recently upgraded electrics. Externally, the property offers a private sun terrace, garage with electric door, communal parking, and access to well-maintained communal grounds extending to the River Stour.

Stourbanks is an established and well-regarded development constructed by Techomes in approximately 1977, comprising just twenty-two apartments set within approximately three acres of mature landscaped grounds.

The location is highly convenient, with local shops, cafés, and amenities available in both Christchurch town centre and nearby Tuckton. Christchurch Railway Station is approximately 1.5 miles away, providing direct services to Bournemouth, Southampton, and London Waterloo. Bournemouth Airport is within approximately 5 miles.

Healthcare facilities are easily accessible, including Christchurch Medical Practice, Fairmile Grange Medical Centre, Christchurch Hospital (approximately 2 miles), and the Royal Bournemouth Hospital (approximately 4 miles).



The property is located within the Twynham Learning Schools catchment, with Twynham School approximately 1.2 miles away and Twynham Primary School approximately 1 mile away. Christchurch Infant School and Christchurch Junior School are also within easy reach.

ENTRANCE HALL

LOUNGE/DINER

20' 11" x 13' 3" (6.38m x 4.04m)

KITCHEN

13' 8" x 6' 0" (4.17m x 1.83m)

BEDROOM ONE

11' 10" x 9' 8" (3.61m x 2.95m)

BEDROOM TWO

12' 11" x 7' 5" (3.94m x 2.26m)

BATHROOM

PRIVATE SUN TERRACE

TENURE

Share of Freehold.







DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





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Energy performance certificate (EPC)

Flat 17 Stourbanks Conifer Close CHRISTCHURCH BH23 2QS	Energy rating D	Valid until:	24 February 2030
		Certificate number:	8307-7356-7922-4527-8203

Property type

Ground-floor flat

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Dorset, BH9 2HH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.