

# MRKT

PROPERTY EXPERTS

176a Barrack Road, BH23 2BE

**Guide Price £144,000**

**FOR SALE**



**Property Features:**

## Summary

CASH BUYERS ONLY. For sale by modern auction, this 2-bed flat on Barrack Road features a private entrance, modern kitchen, and spacious layout. Located in Christchurch, near amenities and train links. This property would equally appeal as an investment with a rental valuation of £995-£1100 which represents an approx gross yield of 7%.

## Description

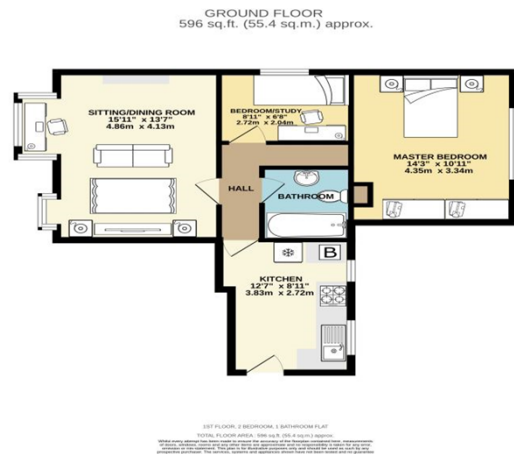
CASH BUYERS ONLY. Introducing a 2-bedroom first-floor flat situated above commercial premises on Barrack Road. Accessible via a private entrance, this residence boasts a bright and welcoming atmosphere with a generously laid-out floor plan. The accommodation comprises a separate modern kitchen, a spacious lounge diner, a large master bedroom to the rear, a versatile second bedroom/study, and a family bathroom equipped with both bath and shower facilities.

Located in the popular Christchurch locale, this property offers convenience with a short walk to Christchurch Retail Park, local convenience stores, nearby train links, and the vibrant Christchurch High Street. The historic Priory is also within easy reach.

Key features include gas central heating and double glazing, ensuring comfort and energy efficiency. The property is presented with vacant possession, ready for the next owner to make it their own. This property

## Room Dimensions

## Floor Plan



## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92- A)		(92- A)	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	64	(55-68) D	68
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## Additional Information

- Council Tax Band: B
- Lease Length: 150
- Service Charge: 0.00
- Ground Rent: 0.00