



Buy the Quality.

Finished in 2020, Priory Manor combines cutting-edge technology with contemporary class in the heart of Christchurch Town Centre. This exclusive development has architect-guaranteed certification and has been built with environmental and economical advantages at the forefront. Safety and security standards are high throughout the development- thanks to 24hr monitored CCTV, key, code and fob door access system plus camera intercom.

This superbly proportioned apartment epitomises an in-demand lifestyle that many are searching for. Contemporary styling remains warm and inviting with top-of-the-range fixtures and finishes throughout. Even the furniture can remain, making this a true turn-key purchase as a residence or holiday home.





LLOYD YOUNG HOMES

Tenure: Leasehold
EPC Rating: C
Council Tax Band: C



Located on the second floor (accessed via motion-lit stairs or lift), large windows sit above the surrounding roofline, creating a divide from the hustle and bustle below and offering enhanced privacy. An impressive amount of natural light fills the space and is key to the refreshing ambience experienced here. Double glazing, central heating and supreme insulation make regulating the temperature effortlessly economical.

Having only been improved since sign-off, the current and only owner has enhanced the theme of quality throughout; from the bespoke, luxury kitchen to the custom cabinetry in the utility room -complete with built-in microwave and wine cooler, plumbing for washing machine and extra sink. Integrated appliances include fridge, freezer, dish washer and NEFF induction hob with extractor canopy.

Culinary success awaits you.



LLOYD YOUNG HOMES

Priory Manor, Church Lane Christchurch Town Centre, BH23 1FF

Take a seat in the window with a morning coffee or favourite book & enjoy views of Christchurch Priory, castle ruins and town centre high street. The juxtaposition of this contemporary home and Christchurch Castle Ruins is inspiring. You really are what seems like touching distance from one of the few existing examples of Norman domestic architecture in England.

Both bedrooms are comfortable doubles with built in wardrobes and large, openable windows. The main bedroom benefits from a spacious ensuite bathroom with an on-trend rain shower over bath, heated towel rail and LED lit beauty mirror over basin.

Crucial extras include fast, future-proof internet and a sheltered, allocated parking space in the gated residents' car park- accessed via Wick Lane or privately from within the development.

Buy the location. Buy the lifestyle. By the water.

Convenient living is effortless here with an abundance of shops, cafés, bars and restaurants on your doorstep. Christchurch train station is just half a mile away making commuting super easy, plus you can reach favourite waterside spots such as The Boathouse and Captains Club in minutes.



 **894 Sq Ft**

 **2 Bedrooms**

 **Luxe Shower Room
& En Suite!**

 **Covered Parking**

 **Historic Ruins
Views!**

 **Town Centre Location**

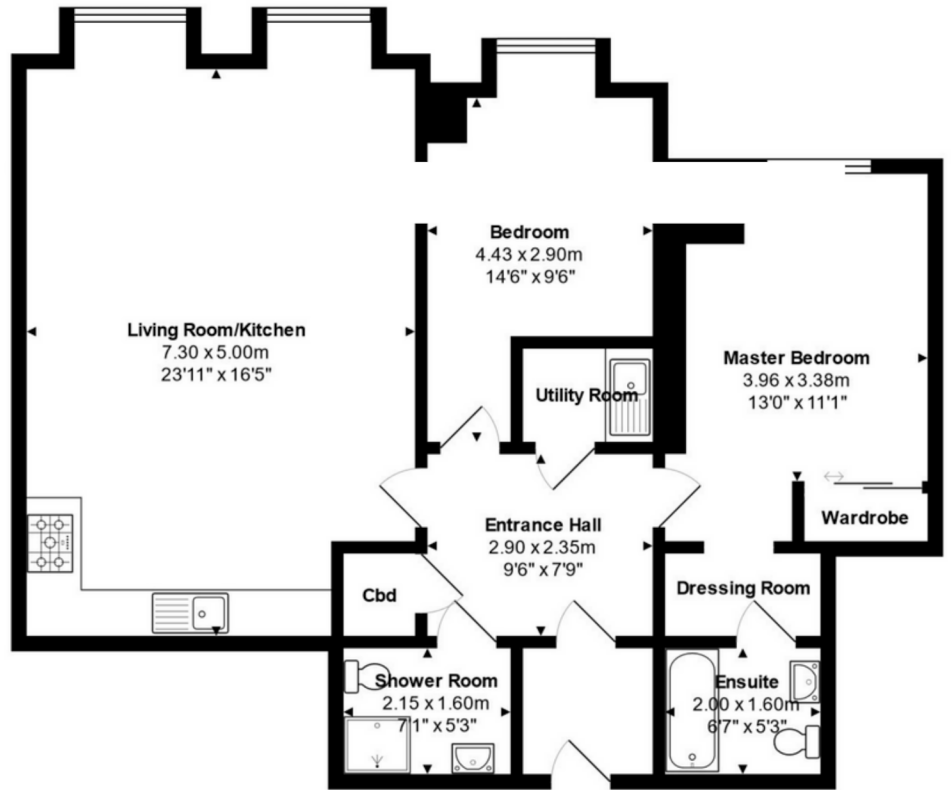


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Christchurch Town Centre
BH23 1FF

Total = 894 ft² / 83.0 m²

For identification only, not to scale



All measurements are approximate and rounded to nearest 10mm .5 inch and are for display purposes only.
Garages, conservatories, sun rooms, etc, are not included in total floor areas.

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We believe these details to be correct but this cannot be guaranteed. They do not form part of a contract and nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Buyers must satisfy themselves on such matters prior to purchase.

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