

Estate Agents



Auctioneers



Riverside Court, Tuckton Road, Tuckton, BH6 3AA **£189,950 - Leasehold**

One Bedroom Ground Floor Retirement Flat | Hallway | 19' Reception Room
Modern Kitchen | 17' Double Bedroom with Wardrobe | Modern Shower Room | No Chain

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A rarely available one bedroom ground floor retirement apartment in this popular and highly regarded retirement development Riverside Court, located in the heart of Tuckton - and ideally situated for local shops, amenities and bus services. Built in 2015 this stylish apartment consisting of reception room, kitchen, double bedroom and bathroom boasts a full range of modern facilities including underfloor heating. There are neutral carpets and white UPVC double glazed windows throughout.

The 19' reception room has a south facing bay window overlooking the communal grounds and plenty of space for a seating and dining area. The stylish modern kitchen comprises a range of high gloss units with a number of integrated appliances including a fridge/freezer, dishwasher, ceramic electric hob with extractor hood over, integrated fan assisted oven and microwave. The 17' bedroom is a spacious double size with a built-in wardrobe and the luxury bathroom is fully tiled with a large walk-in double shower, enclosed flush w/c and a wall mounted wash hand basin with drawer below and large vanity mirror. In the entrance hallway is a spacious walk-in cupboard.

The complex offers a wide range of communal facilities to include a homeowners' lounge with kitchen and library, large communal terrace, laundry area with washing machines and tumble dryers, a well-being suite/equipped gym and a guest suite. All floors are served by tastefully decorated communal areas and lift. Outside there are communal gardens and a residents parking area, with storage for mobility scooter (waiting list for spaces) The complex is run by an estate manager who is on site Monday to Friday. There is also a 24 hour care line support system to give complete peace of mind. The property benefits from the remainder of a 10 year NHBC guarantee so you can be assured of a stress free experience. Tuckton has a vibrant local community, boasting supermarkets, a butcher, a pharmacy, Post Office, pub, cafe, fish and chips, and many more within a couple of minutes level walk. The nearby river bank provides a peaceful place to walk, sit and watch the boats or enjoy refreshments at the Tuckton Tea rooms.

Viewing essential via the appointed sole agents Richard Godsell
Lease: 125 Years from 15th November 2014
Service Charge: Approx. £2,134 per annum
Ground Rent: £840.00 per annum
Building Insurance: £144.70
Council Tax: Band D



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TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.
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