



## Flat 35, Monterey Royal Close, Christchurch

Christchurch

Fixed Price £225,000





## Flat 35

Monterey Royal Close, Christchurch

Part buy, part rent EXCLUSIVE PROPERTY, *SECURE UNDERGROUND PERMIT PARKING*, BEAUTIFULLY PRESENTED, GAS CH, *D/GLAZING*, ENT HALL, *CLOAKRM*, *LOUNGE/DINING RM* 2 BEDRMS (BOTH EN-SUITE) *ATTRACTIVE RESIDENTS' GDNS*

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL

DOWNSTAIRS W.C.

KITCHEN: 10'5" x 8'3" (3.18m x 2.51m)

LOUNGE/DINING ROOM: 19'1" x 17'9" (5.82m x 5.41m)

BEDROOM ONE: 14'7" x 11'1" (4.44m x 3.38m)

EN-SUITE BATHROOM

BEDROOM TWO: 14'7" x 10'7" (4.44m x 3.23m)

EN-SUITE SHOWER ROOM

50% shared ownership

999 Year Lease from new

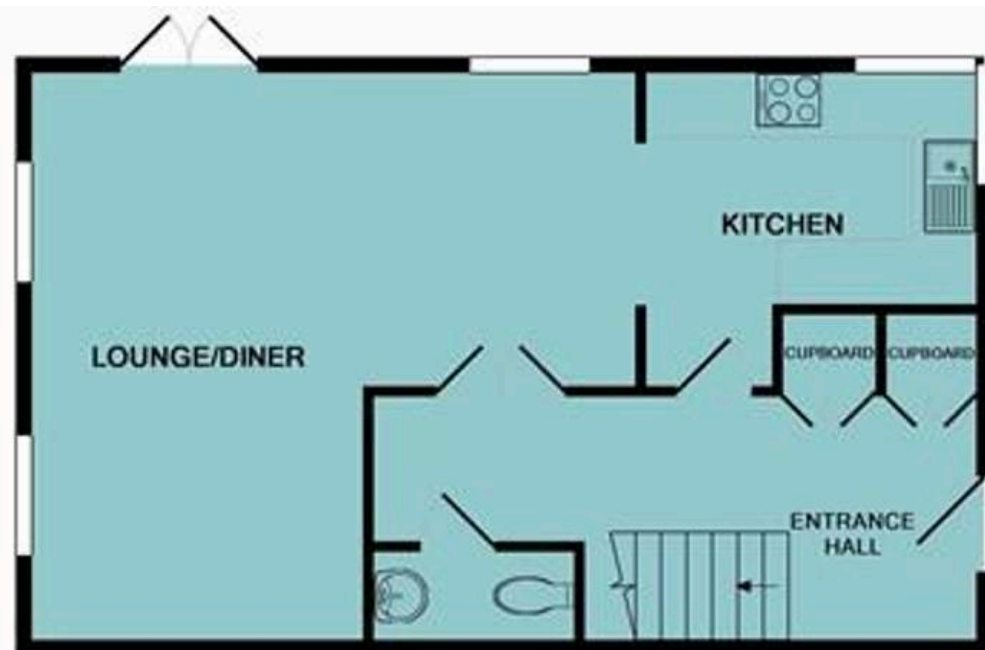
Full value £450,000

£616 PCM Rent

Service Charge £3300 Including building insurance, Gardner, Window Cleaning

Council Tax D

Permit parking £43 PCM



GROUND FLOOR  
APPROX. FLOOR  
AREA 48.3 SQ.M.  
(519 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 48.3 SQ.M.  
(519 SQ.FT.)

TOTAL APPROX. FLOOR AREA 96.5 SQ.M. (1039 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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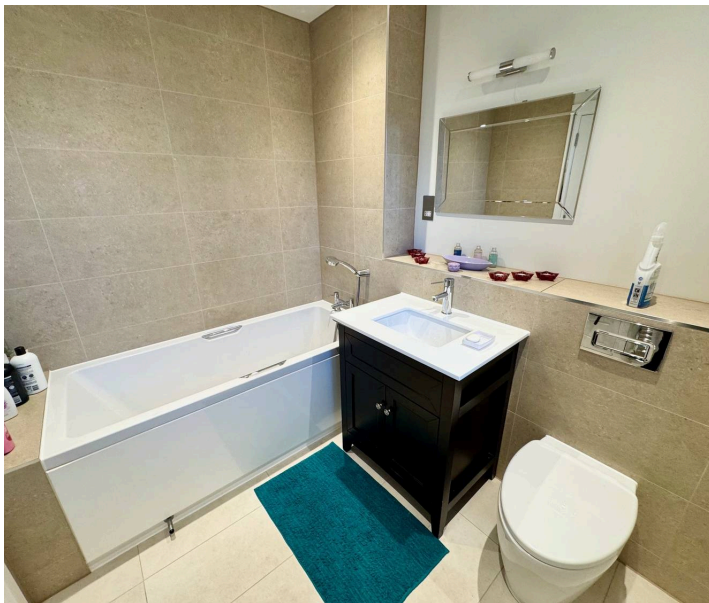
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Jordan Marks Estates At Your Service 7 Days a Week 24 Hours a Day
- 50% Shared ownership
- Secure Underground parking







## Jordan Marks estates

Jordan Marks Estates, 16 High Street - BH23 1AY

01202 484444 • [george@jordanmarksestates.co.uk](mailto:george@jordanmarksestates.co.uk) • <http://jordanmarksestates.co.uk>

**JM**  
Jordan Marks Estates