

## 51 Riverland Court

109 Stour Road, Christchurch, Dorset, BH23 1JW



**PRICE: Offers in Excess of  
£105,000**

**Lease: 125 years from 2004**

### Property Description:

A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT Riverland Court is located within easy access to Christchurch and transport links, it was constructed by McCarthy & Stone (Developments) Ltd and comprises 69 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Views towards Christchurch Priory. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

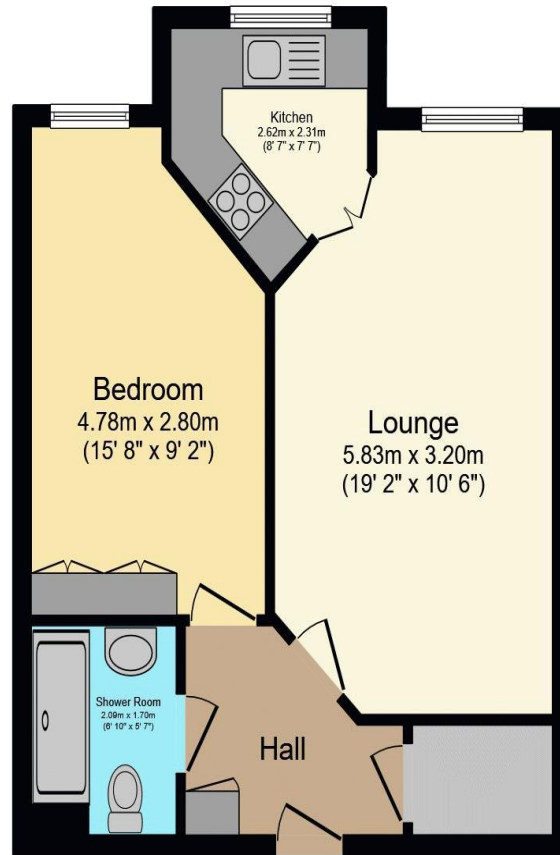
Residents' lounge  
Development Manager  
24 hour emergency Appello call system

Guest Suite  
Minimum Age 60  
Lift to all floors  
Lease: 125 years from 2004

Communal Laundry



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 45.2 sq.m. (487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		81	87
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		80	80
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.08.2024**

**Annual Ground Rent:**

**£385.00**

**Ground Rent Period Review:**

**2027**

**Annual Service Charge:**

**£2977.26**

**Council Tax Band:**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.