

29 Blenheim Court

Regency Crescent, Christchurch, Dorset, BH23 2UG



PRICE: Guide Price £135,000

Lease: 125 years from 1997

Property Description:

A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT Blenheim Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 65 properties arranged over 3 floors each served by lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response 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. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge
Communal Laundry

Guest Suite
Video door entry system (linked to owner TV)

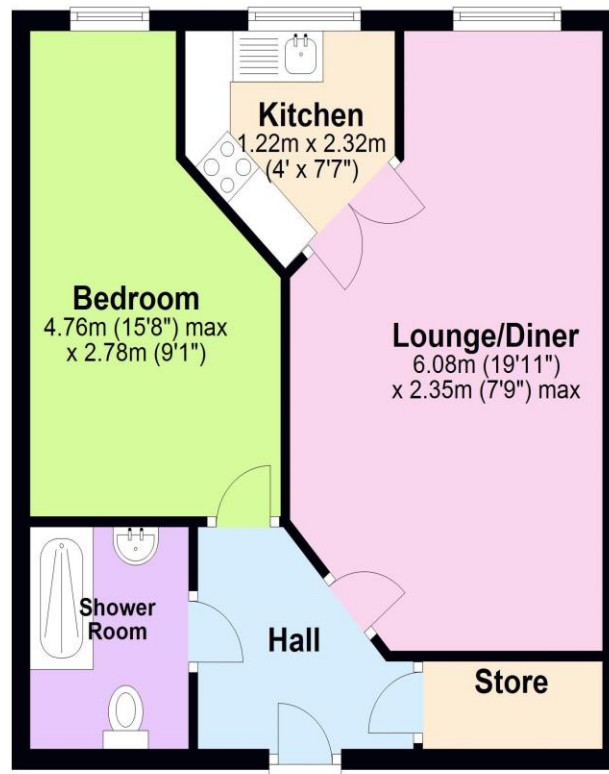
Lift to all floors
Minimum Age 60
CCTV Cameras covering the outside areas
Lease: 125 years from 1997



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

Flat

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/25

Annual Ground Rent:

£TBC

Ground Rent Period Review:

2041

Annual Service Charge:

£2,436.72

Council Tax Band:

C

Event Fees:

1% Transfer

11% Contingency

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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.