



Connells

Riverland Court Stour Road
Christchurch



Property Description

Riverland Court is a popular purpose built retirement block, built by McCarthy & Stone in 2005 for the over 60's. There is a laundry room and residents have access to the communal lounge area where various activities and social functions take place. There is a lift which serves all floors and a guest suite for visitors that wish to come and stay. There is easy access to Christchurch town on foot and a bus stop outside. It is a short walk to Tuckton bridge, a riverside pub restaurant and numerous local shops in Tuckton as well as the riverside tea gardens and accessible walks leading to Hengistbury Head. Each apartment benefits from a 24 hour care line system.

Entrance Hall

Two storage cupboards. Appello call system.

Sitting Room

18' 6" x 10' 7" (5.64m x 3.23m)

Double glazed door to front aspect. Door to patio. Door to kitchen. TV and telephone point. Electric night storage heater. Door to the;

Kitchen

7' 8" x 7' 6" (2.34m x 2.29m)

Irregular shaped room. Double glazed window to front aspect. Range of matching wall and base units with laminate worktops over. Space for fridge and freezer. Tiled splashbacks. Eye level oven. Inset electric hob.

Bedroom 1

16' 5" max x 9' (5.00m max x 2.74m)
Measurements taken to face of mirrored wardrobes.

Double glazed window to rear aspect. Telephone point. Night storage heater.

Shower Room

Large walk-in shower enclosure. Low level WC. Vanity wash hand basin. Fully tiled. Extractor.

Outside

Immaculate communal grounds laid mainly to lawn with an area for seating. Car parking on a first come first served basis.



Agents Notes:

Lease: 125 years from March 2004.

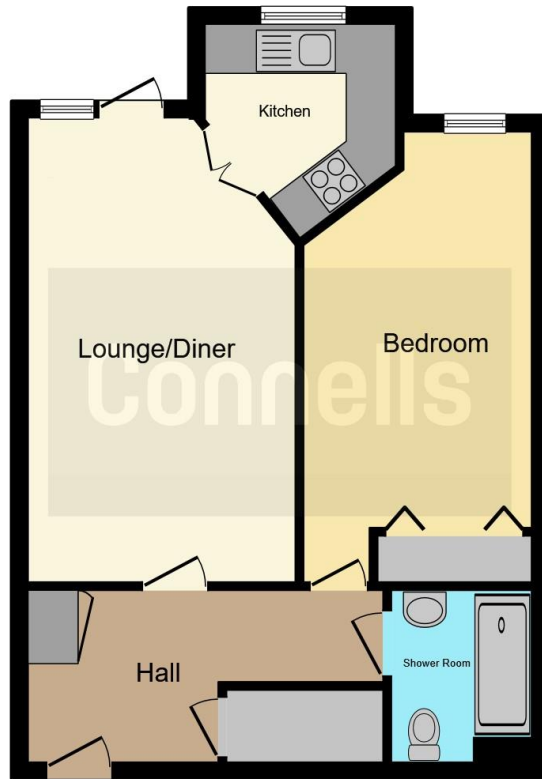
Service Charge: £3043.96 per annum.

Ground Rent: £385 per annum

Council Tax: Band C - BCP Council

Photos of the communal areas also shown.





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). Powered by www.focalagent.com



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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