



Connells

Riverland Court Stour Road
Christchurch



Property Description

Connells Southbourne are pleased to present this two double bedroom first floor retirement apartment. The property briefly comprises; There is a communal lounge, laundry room, guest suite, on-site day time warden and car park. Offered with no forward chain.

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.

Communal Entrance

A secure entry system provides access to the building where a lift serves all floors. This property is located on the first floor.

Entrance Hall

Two storage cupboards. Night storage heater. Doors to all rooms.

Sitting Room

13' 6" x 11' 7" (4.11m x 3.53m)
Double glazed window and Juliet balcony.
Electric fireplace. Night storage heater.
Double doors to the.

Kitchen

8' 2" x 6' 3" (2.49m x 1.91m)
Double glazed window to the side aspect.
Fitted with a range of matching wall and base units with laminate worktops over. Stainless steel sink and drainer unit. Inset electric hob

with electric oven under with extractor unit over. Tiled splashbacks. Space for dishwasher. Space for freestanding fridge freezer.

Bedroom One

17' 5" max x 12' 3" (5.31m max x 3.73m)
Double glazed window to the rear and side aspect. Two built in wardrobes with mirrored doors. Overhead storage cupboards.

Bedroom Two

13' 7" x 9' 7" (4.14m x 2.92m)
Double glazed window to the rear aspect. Range of fitted bedroom furniture. Night storage heater.

Bathroom

Shower cubicle with glass sliding door, vanity wash hand basin and WC. Extractor unit.

Agents Notes.

Lease: 125 years from 1.3.2004

Current Annual Ground Rent: TBC

Current Annual Service Charges:TBC

Council Tax Band: C







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



To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 SOUTHBOURNE BH6 3QU

EPC Rating: B
 Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306288

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBN306288 - 0005