



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

Storage cupboard housing meters. Doors to all rooms.

Sitting / Dining Room

17' 5" max x 14' 5" max (5.31m max x 4.39m max)

Double glazed patio door to side aspect overlooking the communal garden. TV and telephone points. Electric radiator. Doors to.

Kitchen

7' 6" x 5' 7" (2.29m x 1.70m)

Side aspect double glazed window. A range of wall and base units with laminate worksurfaces over, stainless steel sink and draining board, inset electric hob with cookerhood over, eye level electric oven, space for under counter fridge freezer.

Bedroom

12' 6" x 8' 8" (3.81m x 2.64m)

Side aspect double glazed window. Built in wardrobe. Electric heater.

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin and WC. Linen cupboard housing boiler. Extractor unit.

Agents Notes.

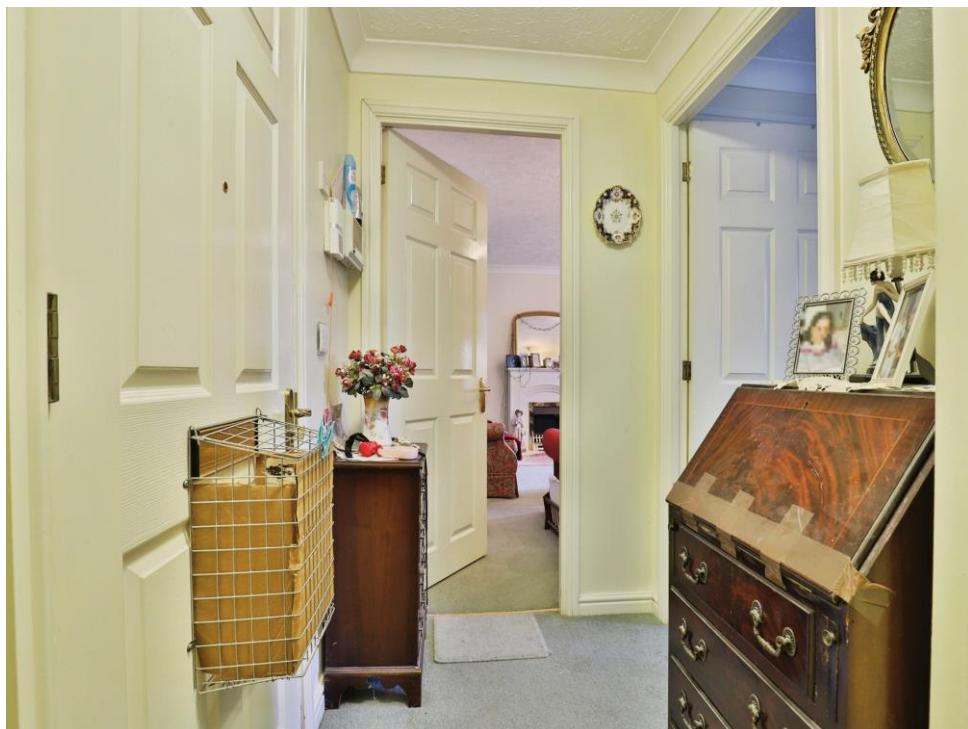
Lease: 125 years from 1.3.2004

Current Annual Ground Rent: £385.00

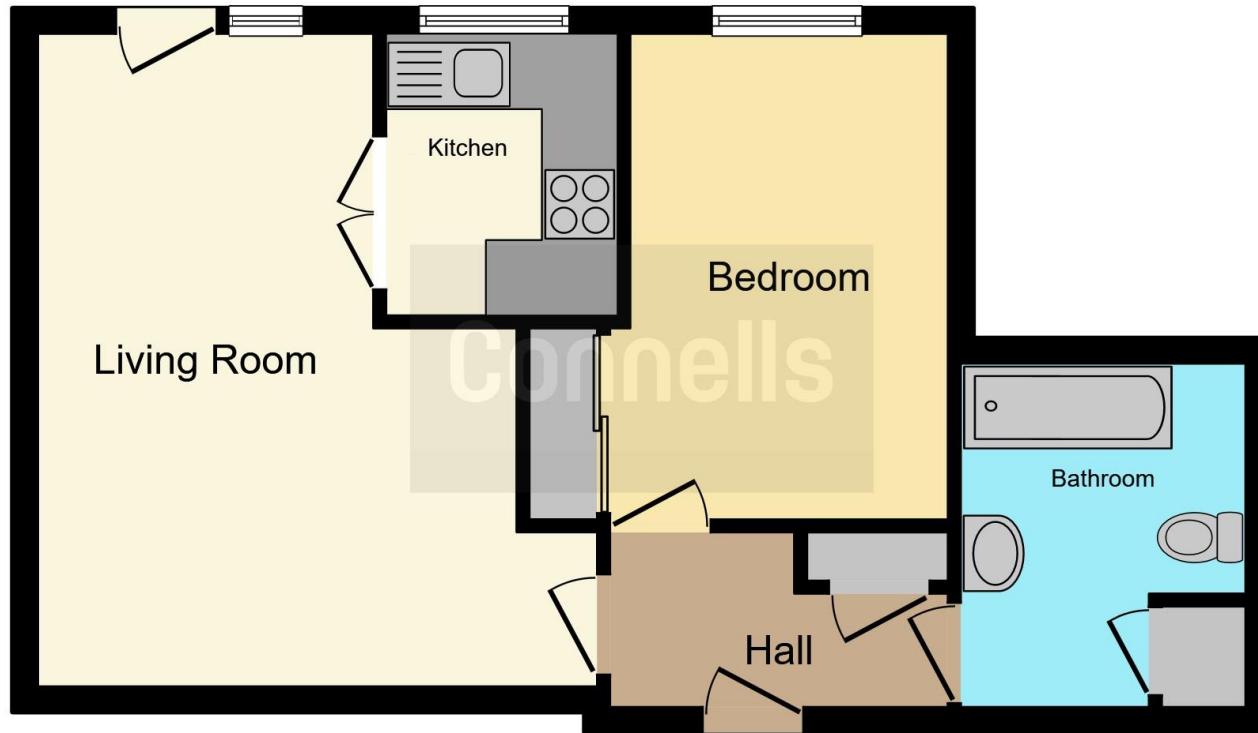
Current Annual Service Charges: TBC

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

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EPC Rating: B
Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
385.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/SBN306533](http://www.connells.co.uk/Property/SBN306533)

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.

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Property Ref: SBN306533 - 0004