



Connells

Riverland Court Stour Road
Christchurch



Property Description

Purpose built retirement apartment in popular block, built by Messrs. McCarthy & Stone in 2005 for the over 60's. The property features a 24 hour care line system. 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.

Entrance Hallway

Security alarm system. Two cupboards. Doors leading to the sitting room, bedroom and shower room.

Sitting Room

19' 2" max x 10' 6" (5.84m max x 3.20m)

Side aspect double glazed window. Electric fire. TV and telephone point. Double doors leading to the kitchen. Heater.

Kitchen

7' 8" average Size x 7' 2" average Size
(2.34m average Size x 2.18m average Size)

Irregular shape. Range of wall and base units with work surfaces over, stainless steel sink and drainer unit, electric oven, electric hob with fan over, plumbing for washing machine, space for fridge. Side aspect double glazed window. Wall heater.

Bedroom

13' 8" to wardrobe front plus recess x 9' 2"
(4.17m to wardrobe front plus recess x 2.79m)

Side aspect double glazed window. Built in wardrobe with mirror fronted doors providing hanging and shelving space. Heater.

Shower Room

Suite comprising walk-in shower, wash hand basin and WC. Wall mounted electric heater. Panic button.

Outside

Immaculate communal grounds laid mainly to lawn. Seating area. There is a car park onsite.

Agents Note

Some pictures shown are of the communal areas.

Lease: 125 Years from March 2004.

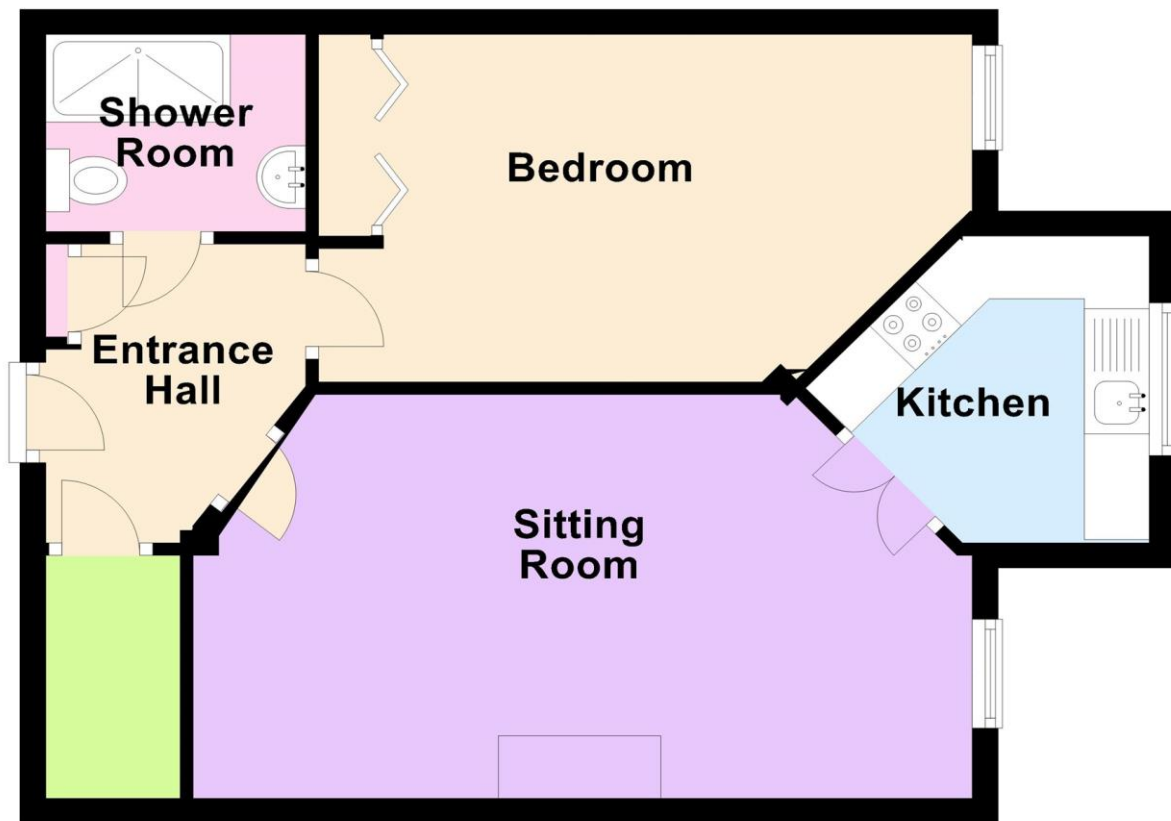
Council Tax: Band C - BCP Council

Ground Rent: TBC

Service Charge: TBC



Floor Plan



To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/CST303391](https://www.connells.co.uk/Property/CST303391)

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



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: CST303391 - 0032