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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**FLAT 18 BLENHEIM COURT
46 REGENCY CRESCENT
CHRISTCHURCH
BH23 2UG**

Price £135,000

Leasehold



SITUATED IN THE POPULAR RETIREMENT COMPLEX OF BLENHEIM COURT IS THIS WELL PRESENTED GROUND FLOOR APARTMENT.

THE PROPERTY HAS ACCOMMODATION OF ENTRANCE HALL WITH BUILT IN CUPBOARDS, GOOD SIZE LOUNGE/DINER, MODERN RECENTLY UPDATED KITCHEN, WELL PROPORTIONED DOUBLE BEDROOM WITH FITTED FURNITURE & MODERN STYLE SHOWER ROOM.

THERE IS ELECTRIC HEATING & DOUBLE GLAZING, PLUS THE LOUNGE HAS A PATIO DOOR LEADING OUT TO THE ATTRACTIVE COMMUNAL GARDENS. THE HOT WATER CISTERN WAS REPLACED IN 2021 & SERVICED ANNUALLY.

THERE IS THE FURTHER BENEFIT OF THE PROPERTY BEING SOLD WITH NO FORWARD CHAIN. BLENHEIM COURT HAS A RESIDENTS LOUNGE WHERE THERE ARE A VARIETY OF PASSTIMES HELD ON A REGULARLY BASIS & NUMBER 18 HAS EASY ACCESS TO LAUNDRY ROOM & REFUSE STORE. THE PROPERTY IS ALSO CLOSE TO HOSPITAL, PHARMACY, DOCTORS SURGERY & BUS ROUTES.

FLAT 18 BLENHEIM COURT, 46 REGENCY CRESCENT, CHRISTCHURCH BH23 2UG

- **GROUND FLOOR RETIREMENT APARTMENT**
- **DOUBLE BEDROOM WITH FITTED FURNITURE**
- **WELL PRESENTED THROUGHOUT**
- **MODERN KITCHEN**
- **DOUBLE GLAZING & ELECTRIC HEATING**
- **PARKING ON FIRST COME FIRST SERVED BASIS**
- **GOOD SIZE LOUNGE/DINER**
- **OWN ACCESS TO COMMUNAL GARDENS**
- **POPULAR DEVELOPMENT**
- **CLOSE TO SHOPS, BUS ROUTES AND AMENITIES**
- **NO FORWARD CHAIN**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

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.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)

