



Estate Agents



Auctioneers

Riverside Court, Tuckton Road, Tuckton, Bournemouth, BH6 3AA

Guide Price £200,000 – Leasehold

**One Bedroom First Floor Flat in Sought After Over 60's Development | Entrance Hallway
19' Reception Room with West-facing Balcony | Fully Fitted Modern Kitchen | 18' Double Bedroom with Wardrobes
Luxury Shower Room | Communal Gardens and Residents' Parking Area**

Situated on the first floor of a highly sought-after retirement development, this beautifully presented one-bedroom apartment enjoys an enviable position in the heart of Tuckton, with pleasant views towards the river and easy access to local shops and transport links. The apartment boasts a generous 19' reception room, opening onto a west-facing balcony that overlooks the well-maintained communal grounds, perfect for enjoying afternoon and evening sun. The contemporary fitted kitchen features sleek high-gloss units and integrated appliances, including a fridge/freezer, dishwasher, fan-assisted oven, ceramic hob with extractor, and microwave.

A standout feature is the luxurious, fully tiled shower room, complete with a walk-in shower, WC with concealed cistern, wall-mounted basin, and stylish vanity mirror. The property is finished to a high standard throughout, with neutral carpets, white UPVC double glazing, and the added comfort of underfloor heating. Modern connectivity is also catered for, with provision for HDMI, Sky Plus, and discreet internet access points.

Residents benefit from excellent on-site facilities, including a welcoming homeowners' lounge with kitchen and library, a spacious communal terrace and landscaped gardens, a laundry room, a well-being suite/gym, and a guest suite for visitors. The building is tastefully maintained throughout and offers lift access to all floors, along with residents' parking. Constructed in 2015 and presented in excellent condition, the development is professionally managed with an on-site estate manager available weekdays, as well as a 24-hour care line for added reassurance.

This superb retirement apartment offers modern, low-maintenance living within a friendly and supportive community, all set in a convenient and picturesque riverside location.

Ground Rent: £945.00 per annum
Maintenance: £2,135.75 per annum
Tenure: Leasehold - 116 Years remaining
Council Tax Banding: D
EPC Rating: 76 | C





TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of items, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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