



Connells

Monterey Royal Close
CHRISTCHURCH

Monterey Royal Close CHRISTCHURCH BH23 2FS

for sale
£190,000



Property Description

Discover the perfect retirement haven with this stunning 50% shared ownership maisonette, designed exclusively for those over 55. Boasting two generous double bedrooms, each with its own en-suite, this property offers both comfort and privacy. Enjoy a spacious sitting/dining room, a separate kitchen, and the convenience of a ground floor cloakroom. Benefit from secure underground parking for just £520 per year. Available with no forward chain, and boasting the remainder of a 999-year lease alongside a new build warranty, this is an exceptional opportunity for secure and comfortable retirement living.

The property is situated within 1 mile to Christchurch, a picturesque town where the rivers Avon and Stour meet the sea. Known for its historic charm and stunning natural beauty, Christchurch boasts a rich tapestry of attractions. From the magnificent Christchurch Priory dating back to the 11th century, to the serene beaches of Mudeford Spit accessible by ferry, the town offers a delightful blend of history, leisure, and coastal appeal. The vibrant quayside bustles with activity, offering boat trips, watersports, and a selection of tempting cafes and restaurants, making Christchurch a popular destination for locals and tourists alike.

Approach

This property is separate from the main development and has the benefit of its own private entrance. The front door opens into

the;

Entrance Hall

Two storage cupboards, one of which houses the utilities. Doors to ground floor accommodation. Radiator.

Cloakroom

Low level WC. Wall hung wash hand basin. Extractor unit. Part tiled.

Sitting Room

19' 1" x 18' 8" max (5.82m x 5.69m max)

Double glazed windows to the front and side aspects. Radiator. TV & Telephone points. Door leading to the private patio. Opening through to the;

Kitchen

10' 6" max x 10' 2" (3.20m max x 3.10m)

Double glazed window to the side aspect. Fitted with a range of matching wall and base units with quartz worktops over. 1 1/2 bowl sink and drainer unit. Integrated fridge freezer and dishwasher. Eye level electric oven and microwave. LVT flooring. Radiator. Cupboard housing the gas central heating boiler.

First Floor Landing

Stairs rise to the first floor landing. Radiator. Storage cupboard. Doors to bedrooms.

Bedroom One

14' 7" max x 14' 4" (4.45m max x 4.37m)

Double glazed windows to the front and side aspects. Radiator. Built in wardrobes. Door to;

En-Suite

Obscure glazed window to the side aspect. Three piece suite comprising panel enclosed bath with shower over. Low level WC. Corian wash hand basin with vanity unit. Part tiled splashbacks. Extractor unit.

Bedroom Two

14' 7" x 10' 7" (4.45m x 3.23m)

Double glazed window to the front aspect. Radiator. Door to the;

En-Suite

Obscure glazed window to the side aspect. Three piece suite comprising walk in shower with rainfall shower head. Low level WC. Corian wash hand basin with vanity unit. Fully tiled. Extractor unit.

Outside

Patio doors from the sitting room give direct access to the private patio area and a pathway leads round to the main entrance of the block.

Agents Notes;

This property is currently under shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase up to 75% in conjunction with Platinum Skies Housing Association, who

would need to be contacted to ensure any criteria are met by the interested party.

Lease: 125 years from 1st September 2017

Rent Share: £636 per month. There is the option to staircase to 75% ownership where the vendor informs us that no rent would be payable

Service Charges & Ground Rent: £3600 per annum

Parking: There is secure underground parking available for £520 a year

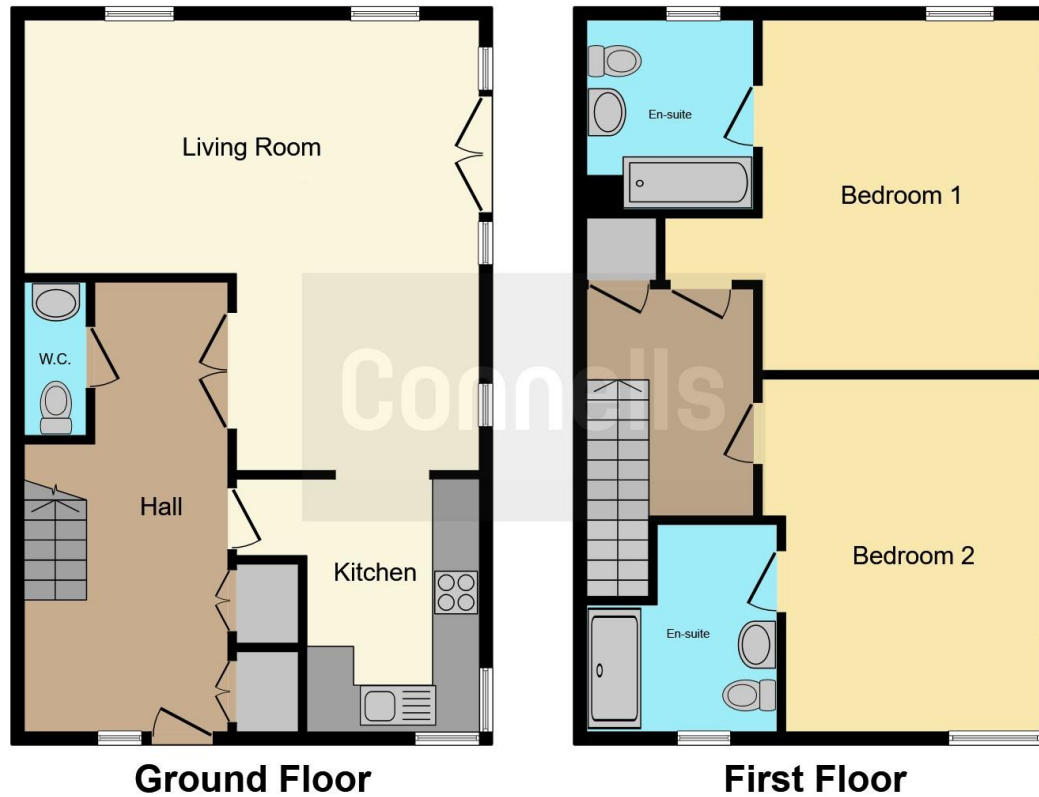
Council Tax - Band D - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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
 BOURNEMOUTH BH6 3QU

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 3600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN305841

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Oct 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: SBN305841 - 0008