



Connells

Riverland Court Stour Road
Christchurch

Riverland Court Stour Road Christchurch BH23 1JW

for sale offers in excess of
£125,000



Property Description

Connells Southbourne are delighted to offer this well-presented ground floor retirement apartment, situated within the highly regarded Riverland Court development, exclusively for the over 60s.

Constructed by McCarthy & Stone in 2005, Riverland Court provides a welcoming and secure community environment with excellent resident facilities, including a communal lounge hosting a variety of social activities and events, a laundry room, lift access to all floors, and a guest suite available for visiting family and friends. Each apartment also benefits from a 24-hour emergency careline system for added peace of mind.

The apartment itself offers a spacious double bedroom, a modern sitting room with attractive laminate flooring, and direct access via a private patio onto the well-maintained communal grounds, creating an ideal space to relax and enjoy the surroundings.

Perfectly positioned, the development enjoys convenient access to Christchurch town centre, which can be reached on foot, while a bus stop located directly outside provides excellent transport links. Tuckton Bridge, popular riverside pub restaurants, local shops, charming tea gardens, and scenic riverside walks leading to Hengistbury Head are all within easy walking distance.

Offered with vacant possession and no forward chain, this is an excellent opportunity to enjoy comfortable retirement living in a sought-after location.

Entrance Hall

Two storage cupboards. Doors to all rooms.

Sitting Room

A bright room featuring a large front facing window that floods the space with natural light with a door opening to the patio. Beautifully presented in neutral tones, the room benefits from stylish wood effect laminate flooring, a feature fireplace creating an attractive focal point, and ample space for both seating. Glazed double doors through to the;

Kitchen

Fitted with a range of matching wall and base units with contrasting work surfaces and tiled splashbacks. Integrated electric oven, electric hob and extractor hood. Front aspect window provides a pleasant leafy outlook.

Bedroom

A well presented double bedroom offering a bright and airy feel. A built in mirrored wardrobe provides storage, with ample space remaining for further bedroom furniture.

Shower Room

Three piece suite comprising panelled bath with shower over and glazed shower screen, wash hand basin set within a vanity storage unit, and WC. Fully tiled walls.

Outside

The property enjoys direct access from its own private patio area onto the beautifully maintained communal gardens. Offering a pleasant outlook and a peaceful environment, the grounds feature lawned areas, mature shrubs, colourful flower beds and well kept pathways, creating an attractive setting for residents to enjoy.

Agents Notes;

Lease: 125 years from March 2004.

Service Charge: £3200 per annum.

Ground Rent: £550 per annum

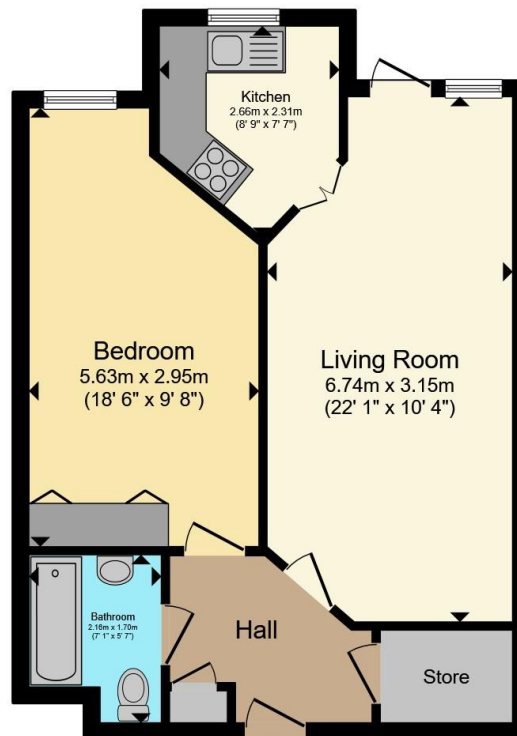
Council Tax: Band C - BCP Council

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.









Total floor area 51.2 m² (551 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 3200.00

Ground Rent:
 550.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306046

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

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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