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DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

FLAT 34 BLENHEIM COURT
REGENCY CRESCENT - CHRISTCHURCH
BH23 2UG

Offers in the region of Price £140,000

Leasehold



SITUATED ON THE FRONT OF THIS POPULAR DEVELOPMENT FOR THE OVER 60'S IS THIS SPACIOUS 2 BEDROOM FIRST FLOOR FLAT.

OFFERED IN GOOD ORDER THROUGHOUT THE ACCOMMODATION COMPRISES ENTRANCE HALL, GOOD SIZE LOUNGE/DINER, KITCHEN, BATHROOM & THE 2 BEDROOMS. THE PROPERTY IS BEING OFFERED FOR SALE WITH NO FORWARD CHAIN AND HAS FURTHER BENEFITS OF DOUBLE GLAZING, ELECTRIC HEATING, PARKING ON A FIRST COME FIRST SERVED BASIS, PLUS USE OF ALL THE COMMUNAL FACILITIES WHICH INCLUDES THE RESIDENTS LOUNGE, LAUNDRY ROOM AND ATTRACTIVE WELL MAINTAINED GARDENS.

BLENHEIM COURT IS LOCATED WITHIN EASY REACH OF CHRISTCHURCH HOSPITAL, PHARMACY AND DR'S SURGERY. THERE ARE CONVENIENT BUS STOPS AVAILABLE AND LOCAL SHOPS ARE ONLY A SHORT STROLL AWAY.

FLAT 34 BLENHEIM COURT, REGENCY CRESCENT, CHRISTCHURCH BH23 2UG



- **FIRST FLOOR FLAT**
- **OVER 60'S DEVELOPMENT**
- **SPACIOUS ACCOMMODATION**
- **2 BEDROOMS**
- **GOOD SIZE LOUNGE/DINER**
- **KITCHEN AND BATHROOM**
- **USEFUL STORAGE CUPBOARDS**
- **NO FORWARD CHAIN**
- **ELECTRIC HEATING AND DOUBLE GLAZING**
- **PARKING ON A FIRST COME BASIS**
- **RESIDENTS LOUNGE**
- **ATTRACTIVE COMMUNAL GARDENS**
- **CLOSE TO CHRISTCHURCH HOSPITAL & LOCAL AMENITIES**
- **GOOD ORDER THROUGHOUT**
- **ACCESSED VIA LIFT OR STAIRS**
- **MAINTENANCE CHARGES £1800.00 every six months**
- **GROUND RENT £340.00 every six months**
- **VIEWING ADVISED**



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.







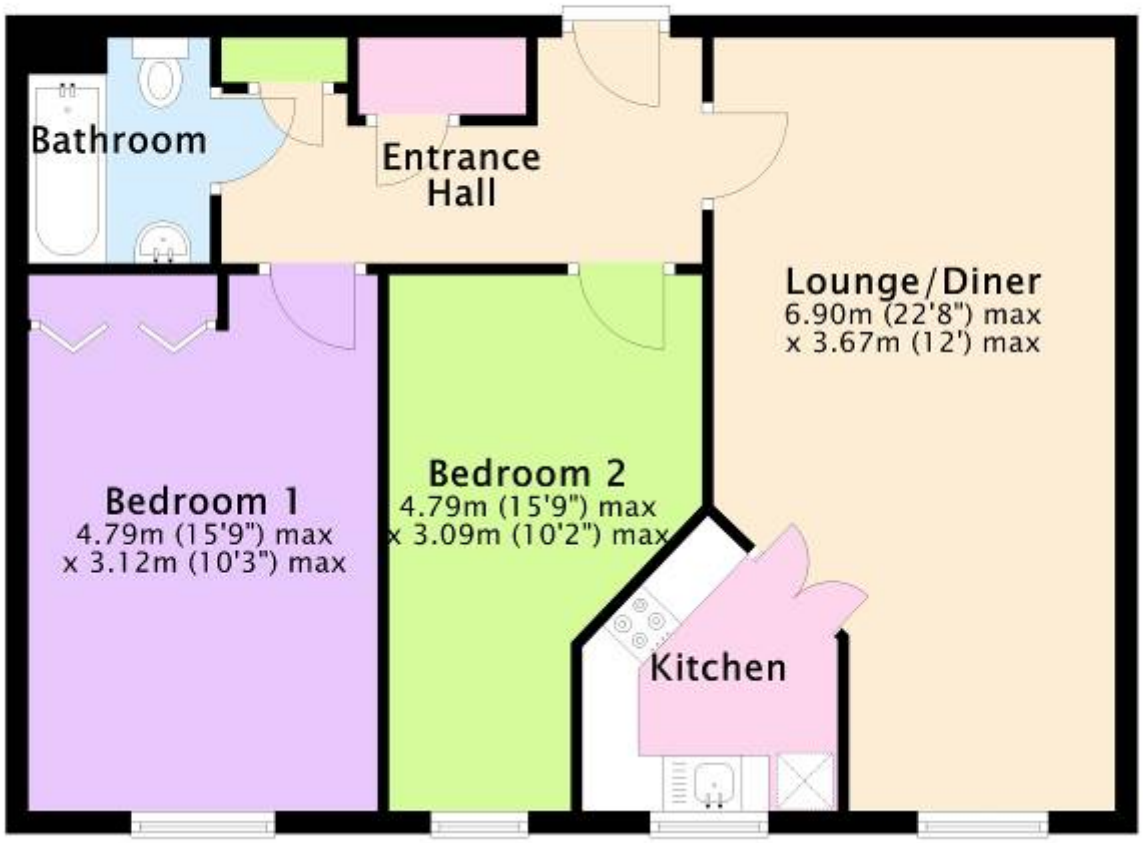




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First Floor

Approx. 67.1 sq. metres (722.0 sq. feet)



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