



Connells

Riverland Court Stour Road
Christchurch



Property Description

Riverland Court is a popular purpose built retirement block, built by McCarthy & Stone in 2005 for the over 60's. There is a laundry room and residents have access to the communal lounge area where various activities and social functions take place. There is a lift which serves all floors and a guest suite for visitors that wish to come and stay. There is easy access to Christchurch town on foot and a bus stop outside. It is a short walk to Tuckton bridge, a riverside pub restaurant and numerous local shops in Tuckton as well as the riverside tea gardens and accessible walks leading to Hengistbury Head. Each apartment benefits from a 24 hour care line system.

Entrance Hall

Two storage cupboards. Appello call system.

Sitting Room

18' 6" x 10' 7" (5.64m x 3.23m)

Double glazed door to front aspect. Door to patio. Door to kitchen. TV and telephone point. Electric night storage heater. Door to the;

Kitchen

7' 8" x 7' 6" (2.34m x 2.29m)

Irregular shaped room. Double glazed window to front aspect. Range of matching wall and base units with laminate worktops over. Space for fridge and freezer. Tiled splashbacks. Eye level oven. Inset electric hob.

Bedroom 1

16' 5" max x 9' (5.00m max x 2.74m)

Measurements taken to face of mirrored wardrobes.

Double glazed window to rear aspect. Telephone point. Night storage heater.

Shower Room

Large walk-in shower enclosure. Low level WC. Vanity wash hand basin. Fully tiled. Extractor.

Outside

Immaculate communal grounds laid mainly to lawn with an area for seating. Car parking on a first come first served basis.

Agents Notes:

Lease: 125 years from March 2004.

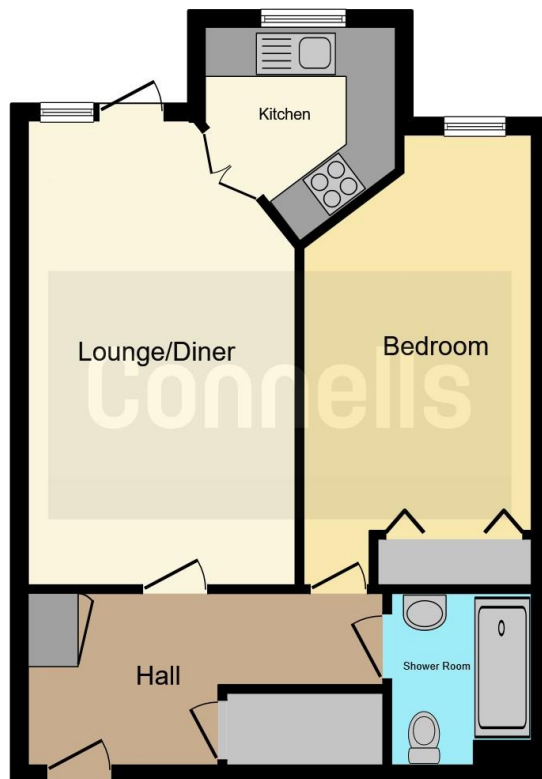
Service Charge: £3043.96 per annum.

Ground Rent: £385 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.





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

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73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: B Council Tax
 Band: C

Service Charge:
 3043.96

Ground Rent:
 385.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN305759

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 Leasehold packs.



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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Property Ref: SBN305759 - 0006

