

for sale

offers in excess of **£140,000**



Riverland Court Stour Road Christchurch BH23 1JW

A ONE BEDROOM GROUND FLOOR retirement apartment for the over 60s in Riverland Court with direct access from the sitting/dining room to the COMMUNAL GROUNDS. There is a communal lounge, laundry room, guest suite, on-site day time warden and car park.



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Entrance Hall

Storage cupboard housing meters. Doors to all rooms.

Sitting - Dining Room

Double glazed patio door to side aspect overlooking the communal garden. TV and telephone points. Electric radiator. Doors to;

Kitchen

Side aspect double glazed window. A range of wall and base units with laminate worksurfaces over, stainless steel sink and draining board, inset electric hob with cookerhood over, eye level electric oven, space for under counter fridge freezer.



Bedroom

Side aspect double glazed window. Built in wardrobe. Electric heater.

Bathroom

Panel enclosed bath with shower over, vanity wash hand basin and WC. Linen cupboard housing boiler. Extractor unit.

Agent Notes

Lease: 125 years from 1.3.2004

Current Annual Ground Rent: £385.00

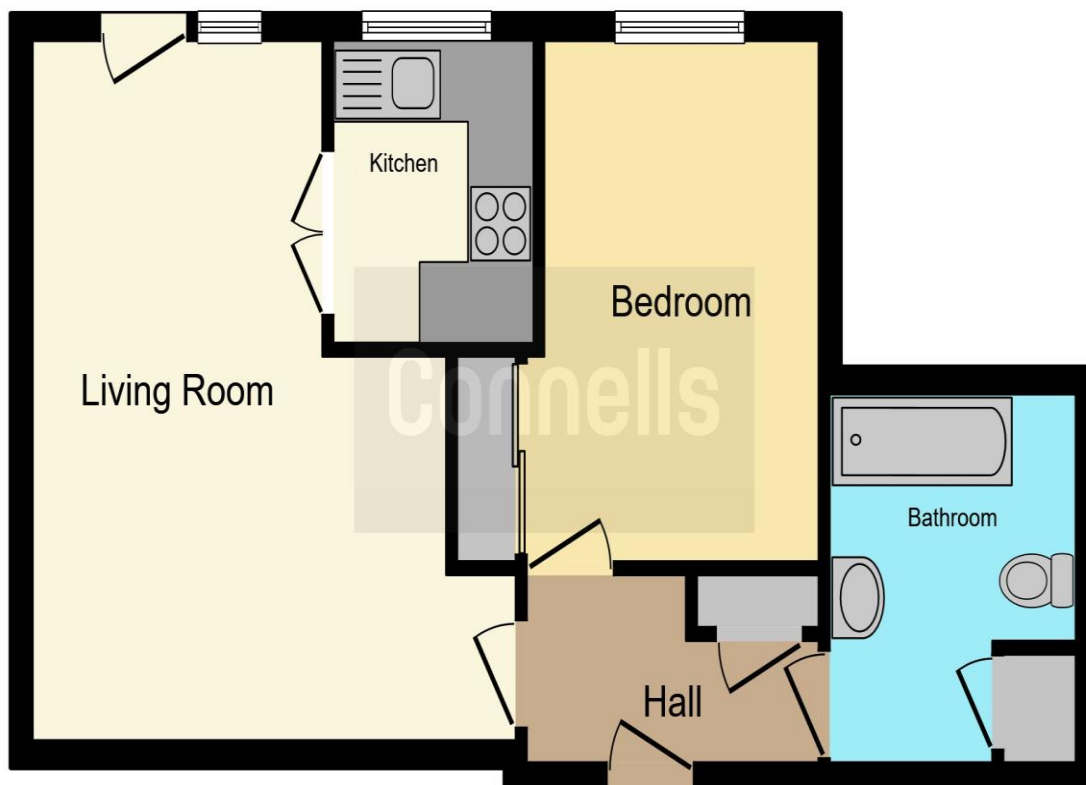
Current Annual Service Charges: TBC

Council Tax Band: C

Agent Note

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

Property Ref: SBN306866 - 0003

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3043.96

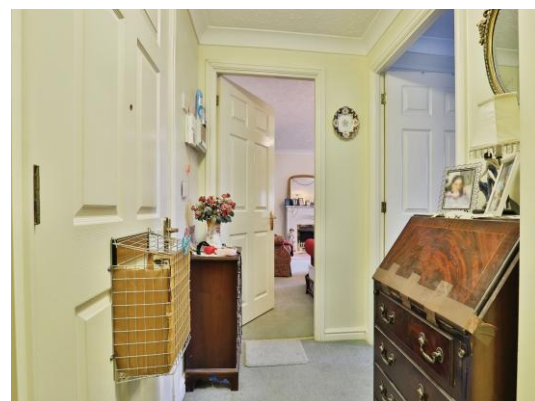
Ground Rent: 385.00

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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.

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.



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