

Flat 5, Monterey, Royal Close,  
Christchurch, Dorset, BH23 2FS

Asking Price **£125,000**



Bedrooms



Living



Bathroom



Parking



EST  
1992

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# Modern Ground Floor Flat with No Onward Chain

THIS MODERN GROUND FLOOR FLAT IS SITUATED IN THE SOUGHT AFTER MONTEREY DEVELOPMENT. THE PROPERTY BENEFITS FROM NO ONWARD CHAIN AND ITS OWN PRIVATE PATIO.

5 Monterey is an opportunity to purchase a spacious and modern one bedroom retirement apartment in a sought after development. This beautifully presented ground floor apartment is situated approximately 1.5 miles from Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants.

The development is also located close to regular bus routes, local neighbourhood shops and Christchurch main line railway station. The property is offered for sale with no onward chain. Upon entering Monterey you are greeted with a communal area and visitors' lounge with a coffee machine.

The communal hallway leads to Apartment 5.

The hallway area comprises a video entry phone, utility cupboard housing washing machine and tumble dryer and a large additional storage cupboard.

The superb open plan living room/kitchen features a luxury range of fitted base and eye-level units with worktop space over. Integral stainless steel one and half bowl sink. Integral appliances include a cooker, convection microwave, 4-ring hob with extractor, dishwasher and fridge/freezer.

The double bedroom benefits from a range of built-in wardrobes with sliding doors, shelving and hanging rails. The shower room has a fitted suite comprising w.c., wash hand basin and large walk in shower with rail and both waterfall and hand held shower attachments.

The property has full use of private communal gardens.

Other facilities include a communal lounge and coffee area. Permit and Visitor Parking is available subject to availability.

Agents Note: We are informed that the property is leasehold with a length of 118 years. We understand there is a service charge and ground rent payable of £2422.25.

The property is being sold on a 'Part Buy, Part Rent' on 50% ownerships with a rent of £463.96 per month. Further shares can be purchased via Platinum Skies.



## KEY POINTS

- Ground floor flat built 2017
- Part Buy/Part Rent
- Spacious living room/kitchen
- Luxury shower room
- 1 bedroom
- Own patio area



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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