

Flat 33, Homechurch House, 31 Purewell,  
Christchurch, Dorset, BH23 1EH

Asking Price **£89,500**



Bedrooms



Living



Bathroom/Ensuite



Parking Area



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# Retired Living at an Affordable Price – Vacant Top Floor Flat

RETIRED LIVING AT AN AFFORDABLE PRICE, THIS VACANT TOP FLOOR RETIREMENT FLAT IS SITUATED IN A CONVENIENT LOCATION CLOSE TO CHRISTCHURCH TOWN CENTRE

Offered with vacant possession, this retirement flat is situated in a popular McCarthy & Stone block with House Manager.

The property has the benefit of recently installed electric radiators and a window in kitchen. An internal viewing is highly recommended.

The property has all the usual benefits and features including House Manager, Communal Lounge, Guest Suite, Emergency Pull-Cord System, Laundry Room, Attractive Gardens and Car Parking. The block also has the advantage of a new roof.

Homechurch House is situated within easy reach of Christchurch Town Centre and an adjoining footpath leads to Stanpit Marsh. Regular bus services connect to the surrounding areas.

A communal entrance door with entryphone system leads to the communal entrance hall with stairs/lift leading to the top floor communal landing. Door to FLAT NO 33.

Front door leads to entrance hall. Walk-in airing/storage cupboard.

The lounge has a bay window and entryphone. Archway to kitchen.

The kitchen has a range of fitted units with half tiled walls. Window to left-hand side. Stainless steel sink with single drainer and mixer tap. Integrated fridge/freezer plus electric cooker with extractor hood over.

The bedroom has a built-in double wardrobe.

The shower room has a fitted suite comprising shower cubicle, basin and w.c. Useful full-height storage cupboard.

Attractive communal gardens laid predominantly to lawn with mature shrub and flower borders plus patios. Car parking area.

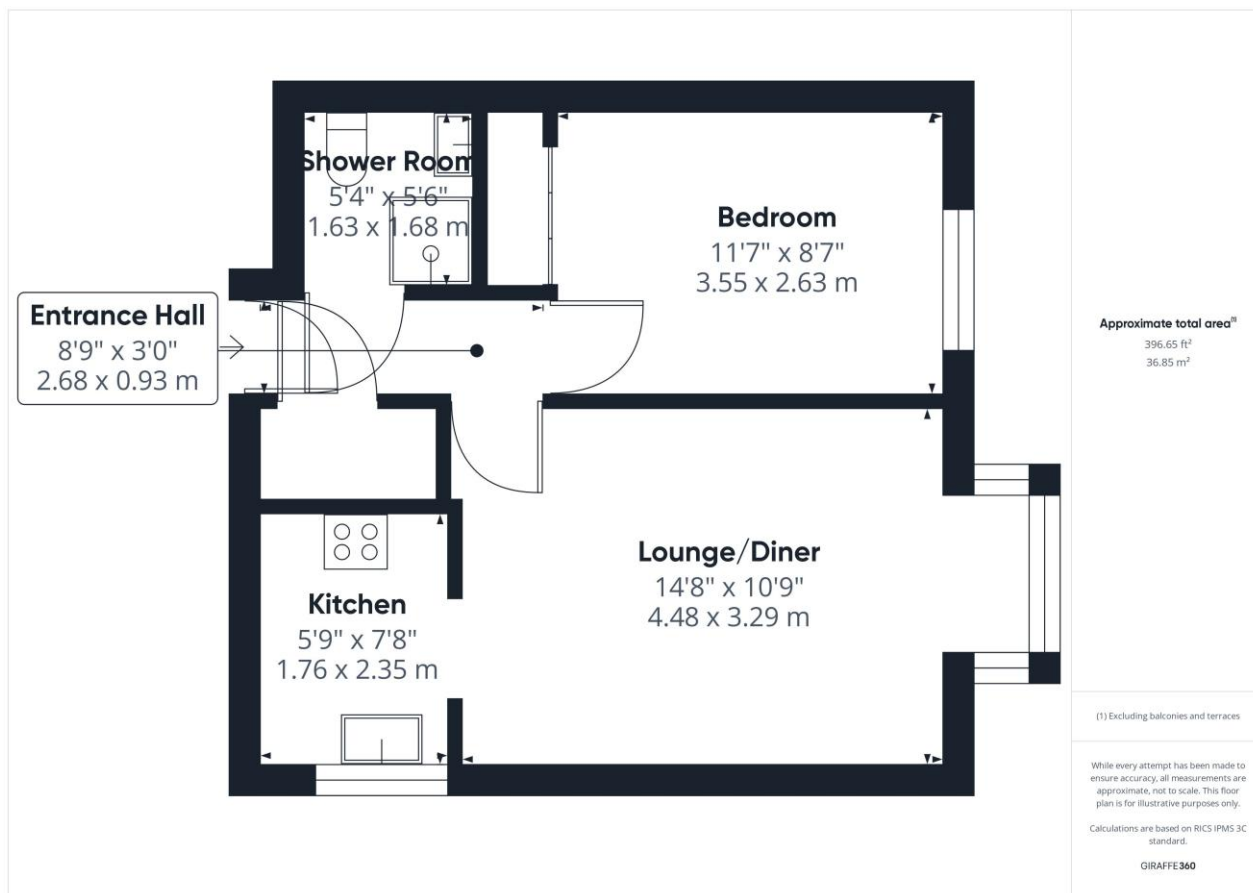
We are informed by our vendor that there are approx 96 years remaining on the lease.

TENURE: LEASEHOLD  
COUNCIL TAX BAND: B



## KEY POINTS

- TOP FLOOR RETIREMENT FLAT
- PASSENGER LIFT
- ONE BEDROOM
- COMMUNAL GARDENS
- CAR PARKING 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.



# THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) <b>A</b>                              |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   | 78        |
| (55-68) <b>D</b>                            | 67  |           |
| (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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