

Flat 39, Riverland Court, Stour Road,  
Christchurch, Dorset, BH23 1JW

Asking Price **£170,000**



Bedrooms



Living



Bathroom/Ensuite



EST  
1992

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# A Two Bedroom First Floor Retirement Flat For The Over 60's

THIS TWO BEDROOM RETIREMENT FLAT FOR THE OVER 60'S SITS ON THE FIRST FLOOR OF A POPULAR DEVELOPMENT. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND IS JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE

39 Riverland Court is an opportunity to purchase a retirement flat in purpose built block. The development is situated a short distance from Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Local bus services connect the surrounding area and Christchurch Mainline Railway Station is also close at hand.

There is a communal entrance with entryphone system with stairs or a LIFT leading to all floors, Flat 39 can be found on the first floor. The front door leads into the entrance hall which has two useful cupboards. The lounge accommodates a juliet balcony and double doors lead into the kitchen. The kitchen features a range of base and eye level units with space for a cooker/hob. There is space for a fridge/freezer. One bedroom has built in wardrobes. The other bedroom has built in storage. There is also a shower room with wc, basin and shower unit.

Riverland Court offers a number of facilities to include a residents' lounge & kitchen, laundry room, refuse room and guest bedroom (subject to availability). There are well maintained COMMUNAL GARDENS.

TENURE: LEASEHOLD. We are informed that there is a 125 year lease from 1/3/2004.

COUNCIL TAX BAND: C



## KEY POINTS

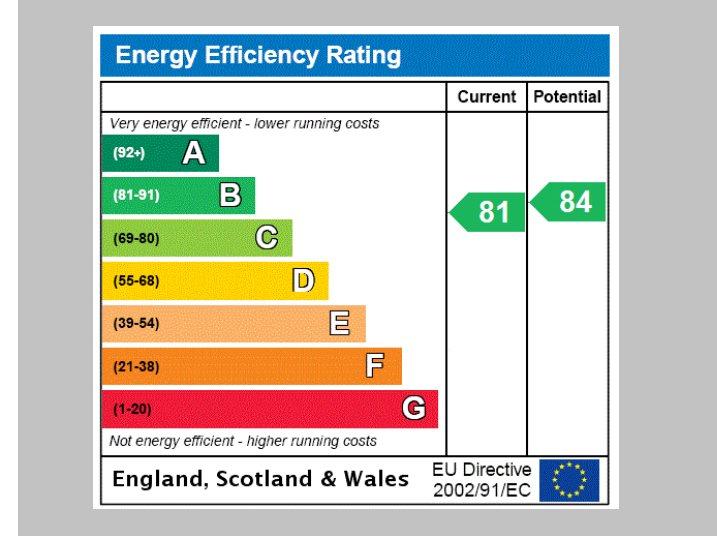
- 2 BEDROOMS
- POPULAR DEVELOPMENT
- NO CHAIN
- WELL PRESENTED
- CLOSE TO TOWN



**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

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