

Flat 32, Homestour House 46-48, Barrack Road, Christchurch, Dorset, BH23 1PF

Asking Price **£79,950**



1

Bedrooms



1

Living



1

Bathroom



EST
1992

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A Vacant Retirement Flat in Central Christchurch

THIS ONE BEDROOM RETIREMENT APARTMENT IS SITUATED IN A POPULAR BLOCK CLOSE TO CHRISTCHURCH TOWN CENTRE. THE PROPERTY ENJOYS A PLEASANT VIEW OVER THE COMMUNAL GARDENS AND IS SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

32 Homestour House is an opportunity to purchase a retirement flat in Central Christchurch. There are a number of amenities associated with this type of retirement property with delightful communal grounds, communal residents' lounge, laundry room and a lift to all floors. The property is also conveniently situated for nearby doctors' surgery and there are many bus routes to Bournemouth and beyond. Christchurch boasts an historic 11th Century Priory, Town Quay, shopping facilities and an excellent variety of cafes, bars and restaurants. Also nearby is a mainline rail link to London, Waterloo.

The main entrance for the block is situated in Riverdale Lane and there is a communal door with a security entryphone system. Once inside the ground floor gives access to the residents' lounge, laundry and the House Manager's office. A lift and stairs lead to the first floor where Flat 32 can be found.

The front door leads into the entrance hall. The lounge is of a good size and enjoys a pleasant view over the communal gardens. There is also an airing/storage cupboard. An archway leads into the kitchen which has a range of base and eye level units with spaces for appliances. The double bedroom benefits from a built in wardrobe with sliding doors. A window overlooks the communal gardens. The shower room has a suite comprising wc, wash hand basin and shower unit.

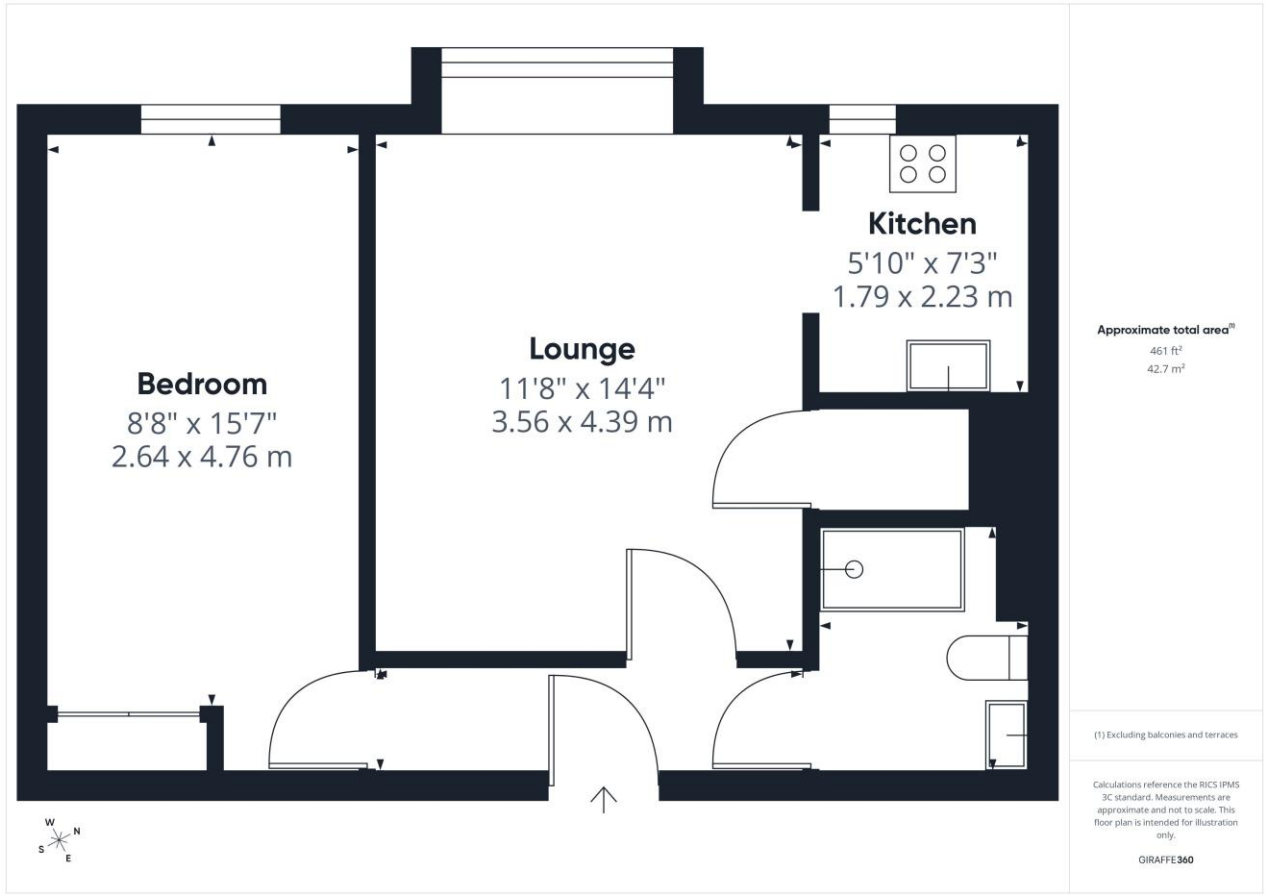
Outside, the residents' lounge gives access to the very well-kept communal grounds which are for residents to use.

TENURE: LEASEHOLD. We understand that there is a 125 year lease from February 1988 with a ground rent of £495pa and a service charge of £4900pa.
COUNCIL TAX BAND: B



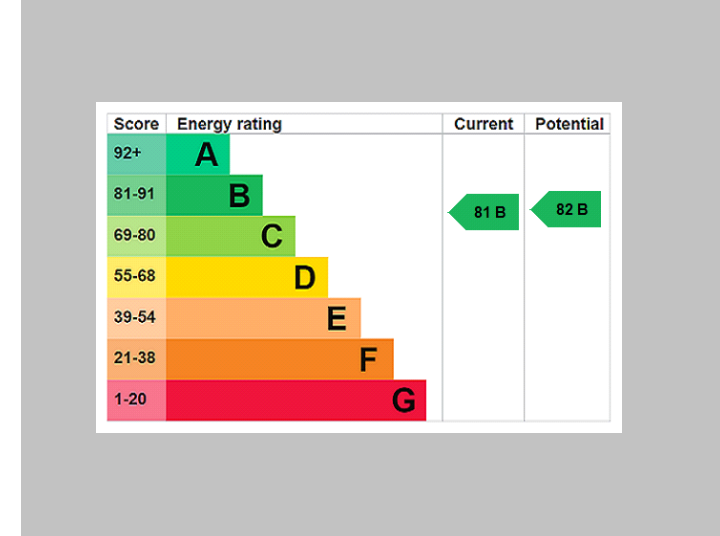
KEY POINTS

- DOUBLE BEDROOM
- RETIREMENT FLAT
- FIRST FLOOR
- VIEWS OVER GARDENS
- VACANT POSSESSION
- CENTRAL CHRISTCHURCH



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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