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Sales, Lettings & Block Management

**ONE BEDROOM APARTMENT
For The Over 60's**

£115,000



Riverland Court, 109 Stour Road, Christchurch, Dorset, BH23 1JW

- **Second Floor Lift Served**
- **50 Square Metres**
- **One Double Bedroom**
- **60-Year Age Restriction**
- **Lounge with Juliet Balcony**
- **Modern Kitchen with Window**
- **Superbly Presented**

- **Leasehold**
- **104-Year Lease Remaining**
- **Ground Rent: £385 pa**
- **Maintenance: £3044 pa**
- **House Manager**
- **On-Site Resident Facilities**
- **Council Tax Band C**

158 Charminster Road, Bournemouth, Dorset, BH8 8UU Tel: 01202 565758 Fax: 01202 530955

Please note that the services within this property were not tested, also please note all room sizes are approximate measurements and into recesses and bay windows where appropriate.

Riverland Court, 109 Stour Road, Christchurch, Dorset, BH23 1JW:

Communal entrance leading to stairs, lift and landings, the apartment lies on the second floor.

Entrance Hallway: Coved and textured ceiling with ceiling light point and hatch providing access to service loft. Entry video phone intercom, emergency pull-cord and cupboard housing electric meter and consumer unit. Walk-in storage cupboard with hanging rail and shelved storage.

Lounge / Diner: **22' 9 x 10' 6 / 6.94m x 3.20m (approx')**. Coved and textured ceiling with two ceiling light points. UPVC double-glazed window to rear aspect with UPVC double-glazed door to Juliet balcony. Fire surround with living flame effect electric fire and night storage heater. TV/media point and emergency pull-cord. Double doors provide access through to:

Kitchen: **8' 2 x 7' 6 / 2.49m x 2.29m (approx')**. An irregular shaped room having coved and textured ceiling with light point and blower heater. UPVC double-glazed window to rear aspect. A range of wall and base mounted units with work surfaces over. Single bowl single drainer sink unit. Integrated electric oven with integrated electric hob and cooker hood over. Under counter fridge and freezer. Splash back tiling and tiled flooring.

Bedroom: **17' 9 x 9' 3 / 5.40m x 2.81m (approx')**. Coved and textured ceiling with ceiling light point. UPVC double-glazed window to rear aspect. Night storage heater. Fitted mirror fronted wardrobes with hanging rail and shelving. Emergency pull-cord and television point.

Shower Room: **9' 5 x 6' 2 / 1.96m x 1.88m (approx')**. Coved and textured ceiling with ceiling light point and fitted extractor. Wall mounted blower heater. Double shower cubicle with thermostatic shower and folding seat. Low-level WC. Vanity unit with inset wash hand basin. Tiled walls Fully tiled walls and tiled flooring. Ladder style electric towel rail. Emergency pull-cord and combined light and shaver point.

Further Information: The property benefits from guest facilities, laundry room and resident's lounge. House manager & 24-hour emergency 'Apello' call system.

Outside: The property is set in well-presented and maintained communal grounds with established and mature trees, bushes and shrubs. Casual off-road resident and visitor parking.

Tenure: Leasehold – 125 years from May 2004 (104-years remaining)
Maintenance: £3,043.96 per annum to include buildings insurance and water.
Ground Rent: £385.00 per annum **Council Tax:** Band C





