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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**53 BLENHEIM COURT  
REGENCY CRESCENT, CHRISTCHURCH BH23 2UG**

**Price £99,950**

Leasehold



**SITUATED ON THE 2<sup>ND</sup> FLOOR OF THIS SELECT DEVELOPMENT FOR THE OVER 60'S IS THIS BRIGHT AND AIRY ONE BEDROOM APARTMENT.**

*The property features a good size Lounge/Diner, Kitchen, spacious double bedroom with built in wardrobes and a modern shower room. Benefits include 24 hour careline, house manager, double glazing, electric heating and the added benefit of being offered for sale with No Forward Chain.*

**BLLENHEIM COURT COMPRISES OF 65 APARTMENTS OVER 3 FLOORS, ALL SERVED BY BOTH LIFT AND STAIRS. THERE IS A WELCOMING AND COMFORTABLE RESIDENTS LOUNGE, COMMUNAL LAUNDRY ROOM AND ATTRACTIVE COMMUNAL GARDENS. IT IS ALSO IDEALLY LOCATED FOR LOCAL SHOPS AND AMENITIES AS WELL AS BEING WITHIN CLOSE PROXIMITY TO CHRISTCHURCH HOSPITAL, WHICH ALSO HAS A PHARMACY, DOCTORS SURGERY AND DENTRAL PRACTICE.**

- **BRIGHT AND AIRY 2<sup>ND</sup> FLOOR FLAT**
- **SPACIOUS DOUBLE BEDROOM**
- **NO FORWARD CHAIN**
- **GOOD SIZE LOUNGE/DINER**
- **MODERN KITCHEN AND SHOWER ROOM**
- **24 HOUR CARE LINE**
- **DOUBLE GLAZING & ELECTRIC HEATING**
- **HOUSE MANAGER**
- **RESIDENTS LOUNGE**
- **COMMUNAL LAUNDRY ROOM**
- **POPULAR LOCATION**
- **LEASE DETAILS – WE ARE ADVISED THERE ARE 104 YEARS REMAINING**
- **MAINTENANCE CHARGES ARE £1700.00 approximately per year and £300.00 per year for the GROUND RENT**



**EPC RATING : C**

**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not

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been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



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## **Second Floor**

Approx. 46.4 sq. metres (499.1 sq. feet)

