

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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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**

**58 BLENHEIM COURT  
REGENCY CRESCENT  
CHRISTCHURCH  
BH23 2UG**

**Price £175,000**

Leasehold



***SITUATED ON THE 2<sup>ND</sup> FLOOR OF THIS POPULAR BLOCK OF RETIREMENT FLATS SPECIFICALLY FOR THE OVER 60'S IS THIS SPACIOUS 2 DOUBLE BEDROOM APARTMENT.***

***OFFERING WELL PROPORTIONED ACCOMMODATION INCLUDING ENTRANCE HALL, LOUNGE/DINER, KITCHEN, SHOWER ROOM AND 2 DOUBLE BEDROOMS.***

***BENEFITS INCLUDE ELECTRIC HEATING, DOUBLE GLAZING, BUILT IN STORAGE CUPBOARDS IN THE HALL AND BEDROOM, PLUS ACCESS TO FURTHER LOFT STORAGE.***

***WITHIN THE DEVELOPMENT THERE ARE AMPLE FACILITIES INCLUDING RESIDENTS LOUNGE, COMMUNAL LAUNDRY ROOM, GUEST SUITE & HOUSE MANAGER AND THE 24 HOUR CARE LINE. ATTRACTIVE COMMUNAL GROUNDS SURROUND THE BUILDING WHERE THERE IS ALSO PARKING OFFERED ON A FIRST COME FIRST SERVED BASIS.***

***LOCATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH HOSPITAL, DOCTORS AND DENTRAL SURGERIES, LOCAL SHOPS AND TRANSPORT LINKS.***

***THERE IS THE ADDED BENEFITS OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

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

- **2<sup>ND</sup> FLOOR RETIREMENT APARTMENT**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **2 DOUBLE BEDROOMS**
- **GOOD SIZE LOUNGE/DINER**
- **MODERN STYLE KITCHEN AND SHOWER ROOM**
- **DOUBLE GLAZING**
- **ELECTRIC HEATING**
- **RESIDENTS LOUNGE**
- **COMMUNAL LAUNDRY**
- **NO FORWARD CHAIN**
- **LOFT STORAGE SPACE**
- **POPULAR DEVELOPMENT**
- **SPECIFICALLY FOR THE OVER 60'S**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not 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. 71.3 sq. metres (767.5 sq. feet)

