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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**

**APARTMENT 19 MONTEREY  
ROYAL CLOSE  
CHRISTCHURCH BH23 2FS**

**Price £75,000 (Equating to 25% share of full price of  
£300,000**

Leasehold



***CONSTRUCTED IN 2017 IS THIS BEAUTIFULLY PRESENTED FIRST FLOOR RETIREMENT APARTMENT PURCHASED ON A PART BUY/PART RENT BASIS AND IS SPECIFICALLY FOR THE OVER 55'S.***

***THIS PARTICULAR APARTMENT HAS A VERY PLEASANT OUTLOOK OVER THE COMMUNAL GARDENS AND ACCOMMODATION COMPRISES ENTRANCE HALL, SPACIOUS OPEN PLAN LIVING/DINING/KITCHEN, GOOD SIZE DOUBLE BEDROOM WITH BUILT IN WARDROBES AND A VERY ATTRACTIVE LARGE BATHROOM WHICH HAS BOTH BATH AND SEPARATE SHOWER.***

***THE MODERN KITCHEN HAS INTEGRATED APPLIANCES INCLUDING DISHWASHER, FRIDGE/FREEZER, CONVECTION MICROWAVE, COOKER AND EXTRACTOR HOOD.***

***RESIDENTS HAVE USE OF THE COMMUNAL LOUNGE AREA WHICH HAS A COFFEE MACHINE, AND WE UNDERSTAND THERE IS PERMIT AND VISITORS PARKING, SUBJECT TO AVAILABILITY.***

***THE PROPERTY IS OFFERED FOR SALE WITH NO FORWARD CHAIN.***

**19 MONTEREY, ROYAL CLOSE, CHRISTCHURCH BH23 2PS**

- **FIRST FLOOR MODERN RETIREMENT APARTMENT**
- **25% PART RENT PART BUY**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **OPEN PLAN LIVING/DINING/KITCHEN**
- **BUILT 2017**
- **LIFT TO ALL FLOORS**
- **DOUBLE GLAZING**
- **JULIETTE BALCONY**
- **NO FORWARD CHAIN**
- **LEASE – APPROXIMATELY 122 YEARS REMAINING**
- **SERVICE CHARGE – APPROXIMATELY £1,600 PER ANNUM**
- **RENTAL PAID ON 75% SHARE IS APPROXIMATELY £543.00 PER MONTH**

**EPC RATING : TBC**

**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.



**19 MONTEREY, ROYAL CLOSE, CHRISTCHURCH BH23 2PS**



**First Floor**

Approx. 57.5 sq. metres (619.4 sq. feet)

