

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

01202 487587

**MICHAEL ADAM**

post@michaeladam.co.uk

www.michaeladam.co.uk



*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**

**FLAT 4 BLENHEIM COURT  
REGENCY CRESCENT  
CHRISTCHURCH  
BH23 2UG**

**Price £130,000**

Leasehold



***OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS EXTREMELY WELL PRESENTED GROUND FLOOR RETIREMENT FLAT SPECIFICALLY FOR THE OVER 60'S.***

***THE PROPERTY COMPRISES OF ENTRANCE HALL, SPACIOUS LOUNGE/DINER, MODERN KITCHEN, DOUBLE BEDROOM WITH BUILT IN WARDROBES & A MODERN SHOWER ROOM. BEING SITUATED ON THE GROUND FLOOR MEANS THE PROPERTY HAS EASY ACCESS TO THE COMMUNAL FACILITIES, INCLUDING RESIDENT'S LOUNGE, LAUNDRY & BIN STORE. THERE IS THE ADDED BENEFIT OF HAVING DIRECT ACCESS FROM FLAT 4 TO THE ATTRACTIVE COMMUNAL GARDENS.***

***FURTHER BENEFITS INCLUDE ELECTRIC HEATING, DOUBLE GLAZING, PARKING ON A FIRST COME FIRST SERVED BASIS & BEING WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES & BUS ROUTES. BLENHEIM COURT IS SITUATED NEAR CHRISTCHURCH HOSPITAL WHERE THERE IS A PHARMACY AND DOCTORS SURGERY. CHRISTCHURCH TOWN CENTRE IS WITHIN 0.5 MILE & HAS A COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES AND BLENHEIM COURT ITSELF HOLDS REGULAR RESIDENTS ENTERTAINMENT EVENTS.***

**FLAT 4 BLENHEIM COURT, REGENCY CRESCENT, CHRISTCHURCH BH23 2UG**

- **GROUND FLOOR APARTMENT**
- **DOUBLE BEDROOM WITH BUILT IN WARDROBES**
- **SPACIOUS LOUNGE/DINER WITH DIRECT ACCESS ONTO COMMUNAL GARDENS**
- **NO FORWARD CHAIN**
- **EXTREMELY WELL PRESENTED THROUGHOUT**
- **MODERNISED KITCHEN AND SHOWER ROOM**
- **ELECTRIC HEATING**
- **DOUBLE GLAZING**
- **POPULAR RETIREMENT DEVELOPMENT**
- **SPECIFICALLY FOR THE OVER 60'S, ALTHOUGH SPOUSE CAN BE 55 YEARS OLD**
- **COMMUNAL LAUNDRY**
- **ATTRACTIVE RESIDENTS LOUNGE**
- **EARLY VIEWING ADVISED**
- **24 HOUR CARELINE**

**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.



**FLAT 4 BLENHEIM COURT, REGENCY CRESCENT, CHRISTCHURCH BH23 2UG**





## Ground Floor

Approx. 47.6 sq. metres (512.9 sq. feet)

