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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

**20 CATHERINE WHEEL GARDENS
MARLOW DRIVE – ST CATHERINES HILL
CHRISTCHURCH
BH23 2UJ**

Price £169,950

Leasehold



A BEAUTIFULLY PRESENTED 2 BEDROOM 2ND FLOOR FLAT BUILT SPECIFICALLY FOR THE OVER 60'S. THIS PARTICULAR APARTMENT HAS NATURAL LIGHT THROUGHOUT WITH SKY LIGHTS IN THE HALL, WET ROOM PLUS A DOUBLE ASPECT LOUNGE/DINER.

THE MODERN KITCHEN ALSO HAS A WINDOW AND WITH INDEPENDENT LIVING IN MIND, THERE IS SPACE FOR A WASHING MACHINE.

THE 2 BEDROOMS ARE OF A GOOD SIZE WITH BEDROOM ONE HAVING A RANGE OF BUILT IN WARDROBES & ALL PRINCIPAL ROOMS HAVE A PLEASANT OUTLOOK OVER THE COMMUNAL GARDENS.

BENEFITS INCLUDE BEING OFFERED FOR SALE WITH NO FORWARD CHAIN, 24 HOUR CARE LINE, DOUBLE GLAZING & ELECTRIC HEATING (2 OF THE HEATERS HAVE BEEN REPLACED WITH MORE UP TO DATE MODELS) & THE MODERN WET ROOM WAS REFURBISHED APPROXIMATELY 4 YEARS AGO. THERE IS PARKING ON A FIRST COME FIRST SERVED BASIS & THE FLAT ITSELF CAN BE ACCESSED BY EITHER STAIRS OR LIFT.

THERE IS ALSO AN EXCELLENT PARADE OF SHOPS PRACTICALLY ON THE DOORSTEP AND STUNNING WOODLAND WALKS JUST A SHORT STROLL AWAY.

- **BRIGHT AND SPACIOUS 2 BEDROOM RETIREMENT APARTMENT**
- **DESIGNED FOR THE OVER 60'S**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING**
- **ELECTRIC HEATING**
- **MODERN KITCHEN AND WET ROOM**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **SPACIOUS DOUBLE ASPECT LOUNGE/DINER**
- **ALL PRINCIPAL ROOMS OVERLOOK COMMUNAL GARDENS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **POPULAR LOCATION**
- **24 HOUR CARE LINE**
- **USE OF COMMUNAL GARDENS**
- **LEASE APPROXIMATELY 105 YEARS REMAINING**
- **MAINTENANCE: APPROXIMATELY £2,100 per annum (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.

20 CATHERINE WHEEL, MARLOW DRIVE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2UJ



Second Floor

Approx. 55.5 sq. metres (597.4 sq. feet)

