

237 Fairmile Road  
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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**

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

**Price £194,950**

Leasehold



***A SPACIOUS, WELL PRESENTED 2 DOUBLE BEDROOM APARTMENT SITUATED IN THIS SELECT DEVELOPMENT SPECIFICALLY FOR THE OVER 60'S.***

***THIS PARTICULAR APARTMENT HAS A LARGER THAN AVERAGE LOUNGE/DINER OVERLOOKING THE COMMUNAL GARDENS, ALONG WITH A MODERN STYLE KITCHEN AND SHOWER ROOM.***

***SITUATED ON THE FIRST FLOOR THE PROPERTY CAN BE ACCESSED VIA BOTH LIFT AND STAIRS AND WITHIN THE DEVELOPMENT IS A POPULAR COMMUNAL RESIDENTS LOUNGE PLUS COMMUNAL LAUNDRY ROOM.***

***BENEFITS INCLUDE ELECTRIC HEATING, DOUBLE GLAZING, 24 HOUR CARE LINE AND HOUSE MANAGER.***

***BLENHEIM COURT IS IDEALLY LOCATED FOR LOCAL SHOPS, BUS ROUTES, CHRISTCHURCH HOSPITAL WHERE THERE IS ALSO A GP SURGERY AND PHARMACY.***

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

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

- **FIRST FLOOR RETIREMENT APARTMENT**
- **2 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE/DINER**
- **NO FORWARD CHAIN**
- **MODERN STYLE KITCHEN & SHOWER ROOM**
- **24 HOUR CARELINE**
- **ELECTRIC HEATING & DOUBLE GLAZING**
- **COMMUNAL RESIDENTS LOUNGE**
- **COMMUNAL LAUNDRY ROOM**
- **CLOSE TO LOCAL SHOPS & AMENITIES**
- **PARKING ON A FIRST COME FIRST SERVE BASIS**
- **HOUSE MANAGER**
- **POPULAR LOCATION**



**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.

**PLEASE NOTE:**

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

**25 BLenheim COURT, REGENCY CRESCENT, CHRISTCHURCH, BH23 2UG**





### **First Floor**

Approx. 74.3 sq. metres (799.5 sq. feet)

