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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**

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

**Price £135,000**

Leasehold



***SITUATED IN THIS RETIREMENT BLOCK SPECIFICALLY FOR THOSE OVER 60 IS THIS WELL PRESENTED GROUND FLOOR FLAT.***

***THE PROPERTY IS LOCATED AT THE END OF THE BUILDING SO ONLY HAS ONE ADJOINING NEIGHBOUR, IT ALSO BENEFITS FROM HAVING ITS OWN ACCESS OUT TO A SMALL PATIO AND COMMUNAL GARDENS.***

***THE ACCOMMODATION COMPRISES ENTRANCE HALL, GOOD SIZE LOUNGE/DINER, MODERN STYLE KITCHEN WITH SPACE FOR TALL FRIDGE/FREEZER AND WASHING MACHINE, DOUBLE BEDROOM WITH BUILT IN WARDROBES AND BATHROOM.***

***WITHIN THIS POPULAR DEVELOPMENT THERE IS A RESIDENT LOUNGE, GUEST SUITE, LAUNDRY, HOUSE MANAGER AND 24 HOUR CARE LINE. LOCAL SHOPS, BUS ROUTES, GP SURGERY AND PHARMACY ARE ALL WITHIN EASY REACH AND THE PROPERTY FURTHER BENEFITS FROM ELECTRIC HEATING, DOUBLE GLAZING AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN***

- **GROUND FLOOR RETIREMENT APARTMENT**
- **DOUBLE BEDROOM WITH BUILT IN WARDROBES**
- **SPACIOUS LOUNGE/DINER**
- **MODERN STYLE KITCHEN**
- **GOOD SIZE BATHROOM**
- **OWN PRIVATE ACCESS TO COMMUNAL GARDENS**
- **ELECTRIC HEATING AND DOUBLE GLAZING**
- **NO FORWARD CAHIN**
- **WELL PRESENTED THROUGHOUT**
- **24 HOUR CARE LINE**
- **RESIDENTS LOUNGE**
- **COMMUNAL PARKING**
- **HOUSE MANAGER**
- **POPULAR DEVELOPMENT**
- **CLOSE TO DOCTORS SURGERY, PHARMACY, BUS ROUTES AND AMENITIES**



**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.



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



## **Ground Floor**

Approx. 42.0 sq. metres (451.7 sq. feet)

