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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 27 MONTEREY
ROYAL CLOSE
CHRISTCHURCH
BH23 2FS**

Price £250,000

Leasehold



SITUATED ON THE 2ND FLOOR AND SERVED BY BOTH LIFT AND STAIRS IS THIS MODERN CONTEMPORARY RETIREMENT FLAT WITHIN THIS EXCLUSIVE DEVELOPMENT FOR THE OVER 55'S. THE APARTMENT OFFERS SPACIOUS ACCOMMODATION INCLUDING ENTRANCE HALL, BRIGHT DOUBLE ASPECT OPEN PLAN LIVING/DINING/KITCHEN WHICH HAS INTEGRATED APPLIANCES, 2 DOUBLE BEDROOMS AND LUXURIOUS SHOWER ROOM. OFF THE HALLWAY IS A UTILITY CUPBOARD HOUSING THE WASHING MACHINE AND TUMBLE DRYER. THE MAIN LIVING SPACE AFFORDS A DELIGHTFUL OUTLOOK OVER THE COMMUNAL GARDENS WITH FURTHER BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BUILT IN WARDROBES TO BEDROOM 1, AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN. MONTEREY IS CONVENIENTLY LOCATED FOR LOCAL SHOPS, DOCTORS SURGERY AND PHARMACY. BUS ROUTES CAN BE FOUND NEARBY GIVING ACCESS TO BOTH CHRISTCHURCH AND BOURNEMOUTH TOWN CENTRES.

APARTMENT 27 MONTEREY, ROYAL CLOSE, CHRISTCHURCH BH23 2FS

- **MODERN 2ND FLOOR APARTMENT**
- **CONTEMPORARY OPEN PLAN LIVING SPACE**
- **MODERN KITCHEN AREA WITH INTEGRATED APPLIANCES**
- **DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- **2 DOUBLE BEDROOMS**
- **MODERN SHOWER ROOM**
- **BRIGHT DOUBLE ASPECT LOUNGE AREA**
- **NO FORWARD CHAIN**
- **EXCLUSIVE DEVELOPMENT FOR THE OVER 55'S**
- **ATTRACTIVE COMMUNAL GARDENS**
- **CLOSE TO LOCAL AMENITIES AND BUS ROUTES**
- **LIFT AND STAIRS TO ALL FLOORS**



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.

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Second Floor

Approx. 72.4 sq. metres (779.0 sq. feet)

