

## 29 Blenheim Court

Regency Crescent, Christchurch, Dorset, BH23 2UG



**PRICE: Guide Price £130,000**

**Lease: 125 years from 1997**

### Property Description:

#### A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT

Blenheim Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 65 properties arranged over 3 floors each served by lift. The resident House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

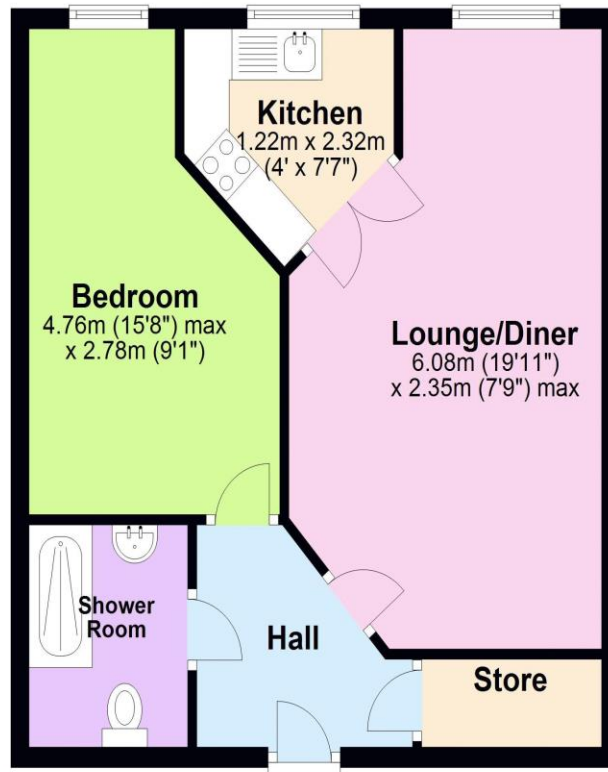
- Residents' lounge
- Communal Laundry
- Intruder Alarm
- Guest Suite
- Video door entry system (linked to owner TV)
- Lift to all floors
- Minimum Age 60
- CCTV Cameras covering the outside areas
- Lease: 125 years from 1997



**For more details or to make an appointment to view, please contact  
Rachel Hazell**

**Flat**

Approx. 44.7 sq. metres (480.8 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£556.57**

**Ground Rent Period Review:**

**2041**

**Annual Service Charge:**

**£2,466.92**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.