

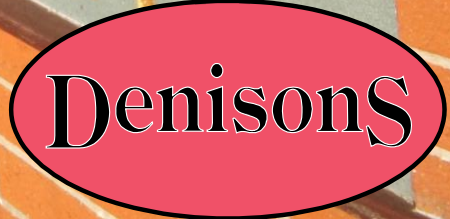


Riverland
Court



Riverland
Court

62 Riverland Court



62 Riverland Court

Stour Road, Christchurch, Dorset,
BH23 1JW

£109,950

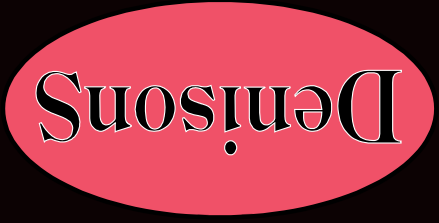
Built by McCarthy and Stone in 2005 is this spacious one bedroom over 60s RETIREMENT APARTMENT. The property is located on the top floor, and can be accessed via a LIFT. The accommodation comprises of an entrance hall with two STORAGE cupboards and gives access to the rest of the apartment. The spacious lounge has ample room for sofas and a dining room table with double doors leading to the kitchen. The kitchen has plenty of storage space, the bedroom is a GENEROUS DOUBLE and has PLEASANT VIEWS over the communal grounds as well BUILT-IN WARDROBES.

The property benefits from a 24 hour a day CARE LINE SYSTEM, on-site DAYTIME WARDEN (9am - 5pm) and use of a LAUNDRY ROOM if required. Residents can enjoy the LARGE COMMUNAL LOUNGE AREA, where various activities and SOCIAL FUNCTIONS take place. Immaculate COMMUNAL GARDENS can be enjoyed by the residents offering a quiet place to relax. A generous CAR PARK is available to use free of charge SOLD WITH NO ONWRAD CHAIN. The annual rent is £385.00.

The annual service charge is £2,507.28. The Council Tax is Band C. The Lease is for 125 years from 1st March 2005





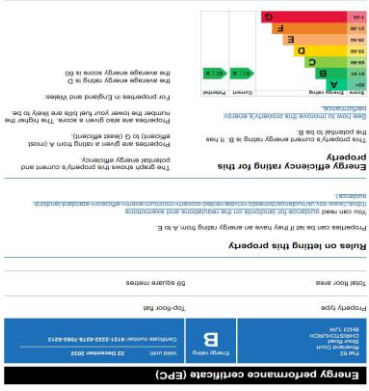


Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

Mayfair
 Cashel House, London, W1U 3JT
 0870 112 7099
 mayfair@denisons.com

Christchurch
 12 Castle Street, Christchurch BH23 1DT
 01202 484748
 christchurch@denisons.com



Total Area: 59.0 m² ... 635 ft²
 All measurements are approximate and for display purposes only

