

A very well presented modern (built 2017) two double bedroom ground floor retirement apartment situated in the popular Monterey development in Royal Close convenient for public transport options (Bus and Mainline Railway Station), Christchurch Town Centre and travel routes to Southbourne, Bournemouth, Poole, the New Forest and beyond.

The accommodation offers spacious hallway (22'3) (utility cupboard and further storage cupboard), contemporary shower room (9'1), master bedroom (15'1) plus additional dressing area (and fitted range of wardrobes), double second bedroom (11'1) and Kitchen with integrated appliances open plan with a lounge/diner with doors leading to patio area.

The current owners had a choice and selected this property off plan over others available because of the position within the block facing the landscaped communal gardens accessible directly via French Doors and a personal patio with all windows also facing the gardens. Other features include remainder of new homes warranty, visitor parking, coffee lobby, communal reception lounge, lifestyle manager, lift service to the basement level with a secure bike and mobility scooter section and resident's car park where a space can be rented if required.

The price represents a 40% share of the total value of the property with rent being paid on the balance of the value (see agents notes for further details). This enables a buyer to live in a premium development like this, who otherwise may not be able to afford the full value of the property.



**Modern (built 2017) two double bedroom ground floor retirement apartment situated in the popular Monterey development in Royal Close.**

**Spacious hallway, contemporary shower room, master bedroom plus additional dressing area, and double second bedroom.**

**Positioned within the block facing the landscaped gardens accessible directly via French Doors and a personal patio with all windows also facing the gardens.**

**Convenient for public transport options (Bus and Mainline Railway Station), Christchurch Town Centre and travel routes to Southbourne, Bournemouth, Poole, the New Forest and beyond.**

**Kitchen with integrated appliances open plan with a lounge/diner with doors leading to patio area.**

**New homes warranty, visitor parking, coffee lobby, communal reception lounge, lifestyle manager, lift service, secure bike and mobility scooter store and residents car park (with spaces available to rent).**

# ACCOMMODATION

## Entrance Via:

Communal front door with video entry phone to communal entrance lobby, stairs to basement parking level, doors to communal reception hallway (with residents seating area) door to:

## Hallway: 22' 3" x 5' 1" (6.78m x 1.55m)

Smoke alarm, video entry phone, central heating thermostat, radiator, cupboard providing storage (power and light, electric consumer unit and meter). Further utility cupboard (power and light, extractor fan, included washing machine and tumble dryer), doors to accommodation.

## Shower Room: 9' 0" x 8' 5" (2.74m x 2.56m)

Extractor fan, part tiled walls, glazed shower recess with inset mixer shower over (with overhead and handheld shower heads), wash hand basin with storage below, shaver power point, low level W.C with concealed cistern.

## Bedroom One:

## Main Bedroom Area: 15' 1" x 12' 0" (4.59m x 3.65m)

UPVC double glazed window to side aspect, radiator, leads to:

## Dressing/Study Area: 9' 6" x 3' 3" plus wardrobe depth (2.89m x 0.99m)

Range of sliding wardrobes providing shelving storage and hanging space.

## Bedroom Two: 11' 0" x 9' 9" (3.35m x 2.97m)

UPVC double glazed window to side aspect, radiator.

## Kitchen / Diner / Lounge Overall: 22' 10" max x 16' 10" max (6.95m x 5.13m)

## Kitchen Area: 16' 10" x 5' 3" (5.13m x 1.60m)

Range of eye and base level units, marble composite work surfaces with cut drainer to one and a half bowl sink drainer with mixer tap over, integrated

fridge/freezer, integrated microwave/grill, integrated oven, wine rack, integrated dish washer, 4 ring hob and hood over.

## Lounge/Diner Area: 14' 8" x 10' 11" (4.47m x 3.32m)

UPVC double glazed window to side aspect, radiator, TV point, UPVC double glazed French doors to patio and communal garden with glazed side lights.

## Patio Area:

Laid to patio slabs perfect for a table and chairs. Looks out onto the attractive communal gardens.

## Agents Note:

The price of £154,000 represents a 40% share of the total value of the property £385,000. Rent is paid on the 60% not owned. At the moment the rent is set at £602.13 per month (approx).

## Ground Rent:

£500 per annum

## Lease Length:

Approximately 123 years.

## Service Charge

£2184.86 per year. This includes: residents heating and hot water; public liability, building Insurance; communal utilities (electric, water, gas), external maintenance (bin sanitising, window cleaning, gardening, gutter clearing, driveway gritting, lightning protection); internal maintenance (lift, communal cleaning, electrical testing, communal boiler servicing, fire safety, water tank testing); general management (management fees, general risk assessment, sinking fund, contingency fund, lifestyle manager costs, relief lifestyle manager, accounting, residents refreshments).

## Parking:

Residents have the option to rent car parking spaces (currently £520 per annum).

## Age Restriction:

The age restriction for residents is 55 years old or over.







Utility Cupboard



Bedroom One Study/Dressing Area



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Patio from Lounge/Diner



Energy Performance Certificate			
HM Government			
Flat 4 Monterey, Royal Close, CHRISTCHURCH, BH23 3FS			
Dwelling type:	Ground/floor flat	Reference number:	9238-0002-7341-5533-8924
Date of assessment:	12 September 2017	Type of assessment:	SAP, new dwelling
Date of certificate:	12 September 2017	Total floor area:	80 m²
Use this document to:			
• Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 939
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	Not applicable
Heating	£ 441 over 3 years	£ 441 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
Totals	£ 939	£ 939	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			
	65	65	