

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).

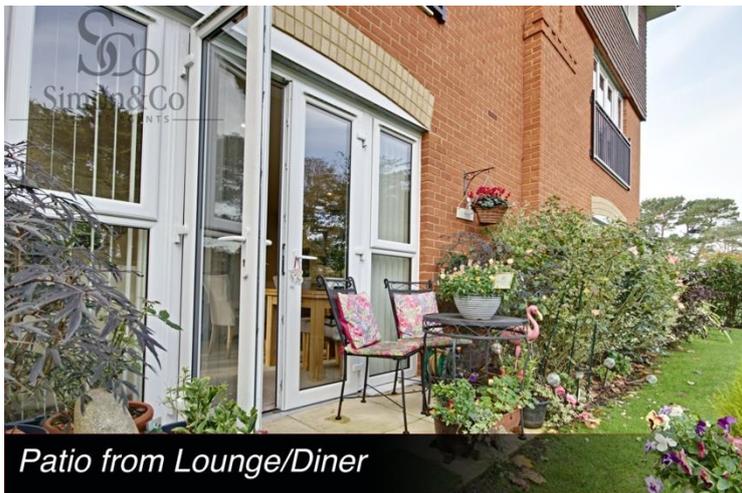
Age Restriction:

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





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Patio from Lounge/Diner



Energy Performance Certificate

Flat 4 Monterey, Royal Close, CHRISTCHURCH, BH23 2FS
 Dwelling type: Ground-floor flat Reference number: 9228-0022-7341-5533-8924
 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	
Heating	£ 441 over 3 years	£ 441 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	Not applicable
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 coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

