



Estate Agents

**RICHARD  
GODSELL**  
Est.1928

Auctioneers

# **Riverside Court, 220 Tuckton Road, Tuckton, Bournemouth, BH6 3AA**

## **£215,000 – Leasehold**

**One Bedroom First Floor Retirement Apartment with Balcony | Communal Lounge Area | Lifts to all Floors  
Entrance Hallway | 19' Reception Room with Balcony | Modern Fitted Kitchen | Double Bedroom with Wardrobes  
Modern Shower Room | Visitors Guest Suite Available**

A one bedroom balcony apartment on the first floor of this highly desirable retirement development located in the heart of Tuckton, and ideally situated for local shops and transport facilities; picturesque riverside walks and Tuckton Tea Gardens are under 200 yards away, Built in 2015 this stylish apartment boasts a full range of modern facilities including underfloor heating, white UPVC double glazed windows and discreet internet access points.

There are neutral carpets throughout, a 19' reception room with balcony, tiled modern kitchen and luxury shower room. The kitchen comprises of a modern range of high gloss units and includes a range of integrated appliances including a fridge/freezer, dishwasher, ceramic electric hob with extractor hood over, integrated fan assisted oven and microwave. The luxurious shower room is fully tiled with a large walk in shower, WC with enclosed flush and a wall mounted hand wash basin and large vanity mirror.

The complex offers a wide range of communal facilities to include a homeowners lounge with kitchen and library, large communal terrace, laundry area with washing machines and tumble dryers, a well-being suite/equipped gym and a guest suite. All floors are served by tastefully decorated communal areas and lift.

Outside there are communal gardens and a residents parking area. The complex is run by an estate manager who is on site Monday to Friday. There is also a 24 hour care line support system to give complete peace of mind.

Ground Rent: £545 per annum

Lease: 114 years remaining (125 Year lease from 2014)

Council Tax Band: D

Service Charge: £2,134.43

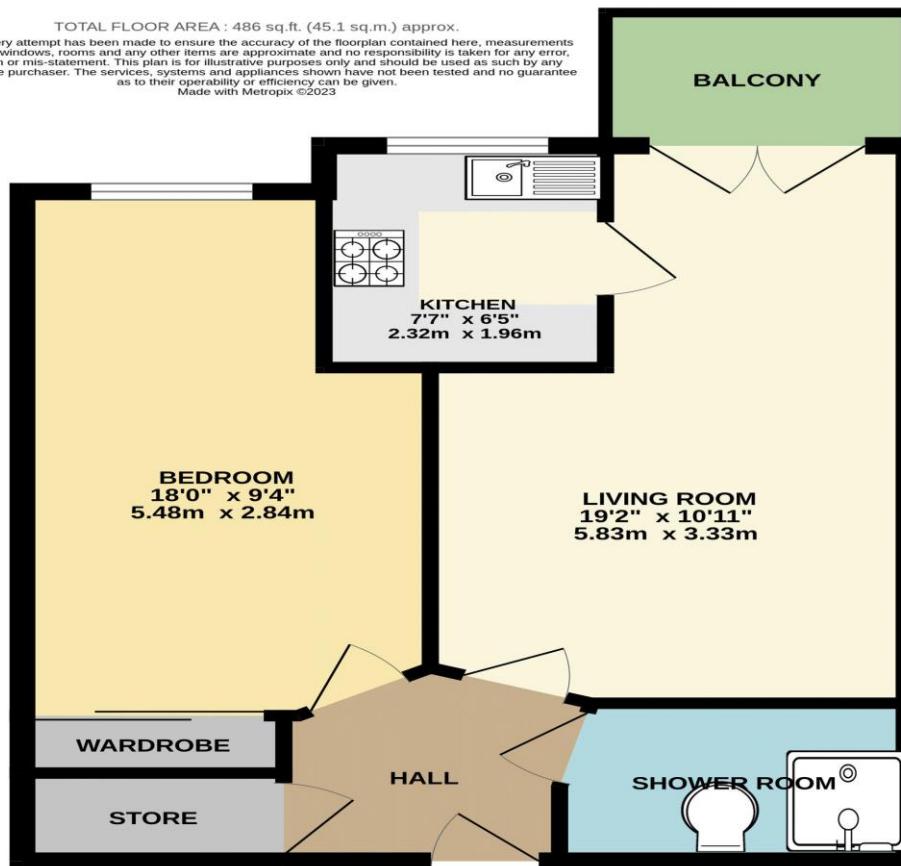
EPC Rating: 84 | B





FIRST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.

TOTAL FLOOR AREA : 486 sq.ft. (45.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: [southbourne@richardgodsell.com](mailto:southbourne@richardgodsell.com)

Offices at

**Southbourne • Christchurch • London**

[www.richardgodsell.com](http://www.richardgodsell.com)

