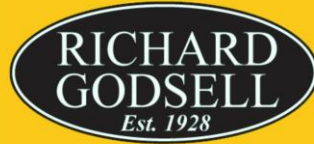


Estate Agents



Auctioneers



**Riverside Court, 220 Tuckton Road, Tuckton, Bournemouth.  
BH6 3AA  
Guide Price £200,000-£210,000 Leasehold**

One Bedroom Second Floor Flat in Sought After Over 60's Development  
Entrance Hallway | 14' Reception Room | Modern Kitchen | 18' Double Bedroom  
Modern Shower Room | Communal Gardens and Residents' Parking Area

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

## Guide Price £200,000-£210,000 Leasehold

A second floor one bedroom apartment in the popular and highly regarded retirement development Riverside Court; located in the heart of Tuckton and ideally situated for local shops, Tesco express, riverside walks and bus services. Built in 2014, this stylish apartment boasts a full range of modern facilities including underfloor heating, full connectivity for HDMI, Sky TV and discreet internet access points.

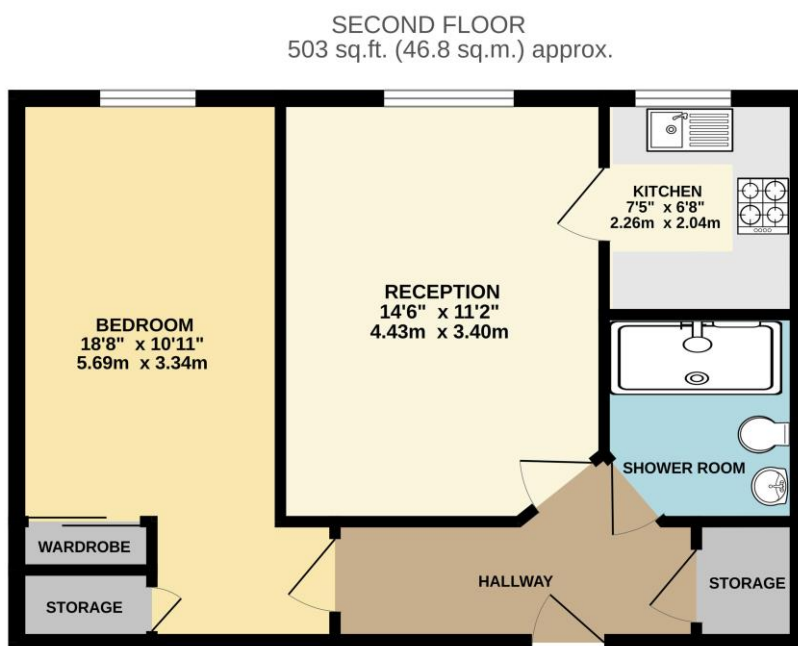
The flat is in excellent condition throughout and has newly laid neutral coloured carpets, a 14' reception room, 18' double bedroom with wardrobes, luxury kitchen, luxury shower room and white UPVC double glazed windows. The kitchen comprises of a modern range of high gloss units and includes a range of integrated appliances including a fridge/freezer, dishwasher, ceramic electric hob with extractor hood over, integrated fan assisted oven and microwave. The shower room is fully tiled with a large walk in shower, W/C with enclosed flush and a wall mounted wash hand basin with drawer below and large vanity mirror.

The complex offers independent living for the over 60's, with a wide range of communal facilities including 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. The property 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.

Outside there are communal gardens and a residents parking area.

Lease: Approx. 115 Years remaining.  
Ground Rent: Approx. £545 per annum  
Council Tax: Band D

Service Charge: Approx. £2,100 per annum  
EPC Rating: 74 | C



TOTAL FLOOR AREA: 503 sq.ft. (46.8 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropex ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.