

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

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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.

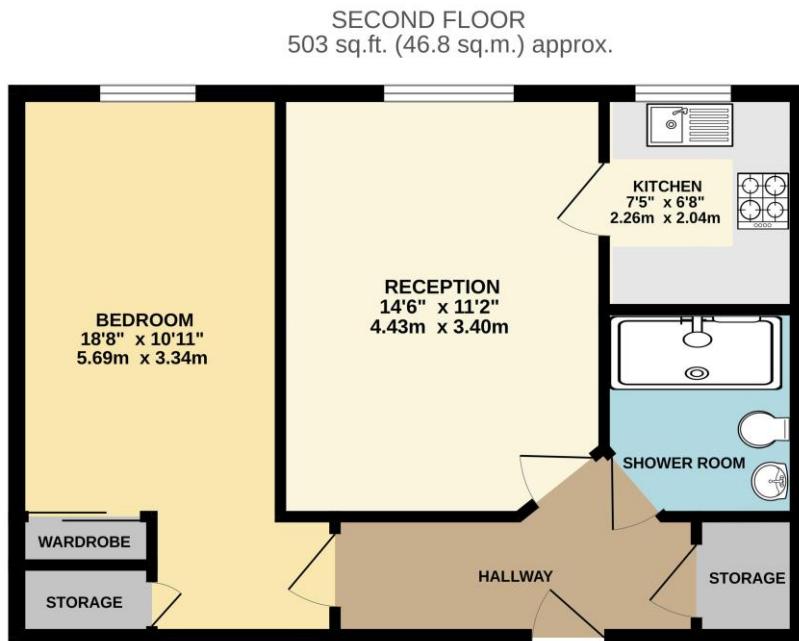
The flat is in excellent condition throughout and has newly laid neutral coloured carpets, a 14' reception room, 18' double bedroom with wardrobes, luxury kitchen, luxury shower room and white UPVC double glazed windows. The kitchen comprises of a modern range of high gloss units and includes a range 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 plan 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 operation or efficiency can be given.
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