



Estate Agents



Auctioneers

# Riverside Court, Tuckton Road, Southbourne, Bournemouth, BH6 3AA

**Guide price £175,000 – Leasehold**

**Second Floor One Bedroom Retirement Flat | Hallway | Bedroom | Living Room | Shower Room | Modern Kitchen  
Communal Entrance | Communal Gardens | Residents' Lounge | Laundry Room | Activity Room | On-Site Manager  
Excellent Location Close To Shops | Residents Parking | No Onward Chain**

Set within the highly sought-after retirement development of Riverside Court, this beautifully presented second-floor one-bedroom apartment offers stylish, low-maintenance living in the heart of Tuckton. Perfectly positioned just moments from local shops, a Tesco Express, scenic riverside walks, and convenient bus routes, the location combines everyday ease with a peaceful community setting.

The apartment itself is in excellent condition throughout, featuring newly laid neutral carpets and a bright, spacious feel. A generous 19-foot reception room provides a comfortable space to relax or entertain, while the impressive 17-foot double bedroom benefits from fitted wardrobes, offering ample storage. The contemporary kitchen is finished to a high standard with sleek high-gloss units and a full range of integrated appliances, including a fridge/freezer, dishwasher, ceramic hob with extractor hood, fan-assisted oven, and microwave. perfect for modern living. The luxurious shower room is fully tiled and thoughtfully designed, boasting a large walk-in shower, concealed flush WC, and a stylish wall-mounted basin with storage and vanity mirror.

Riverside Court is designed for independent living for the over-60s and offers an excellent selection of communal facilities. Residents can enjoy a welcoming homeowners' lounge with a kitchen and library, a spacious communal terrace, a well-equipped wellbeing suite and gym, a laundry room, and a guest suite for visiting friends and family. For added reassurance, the development is managed by an on-site estate manager during weekdays, alongside a 24-hour careline support system. Outside, beautifully maintained communal gardens and a residents' parking area complete the offering.

This is a fantastic opportunity to enjoy comfortable, secure, and community-focused living in a prime Tuckton location.

Tenure: Leasehold – 113 years remaining

Service Charge: £2,137.59 per annum

Ground Rent: £945.00 per annum

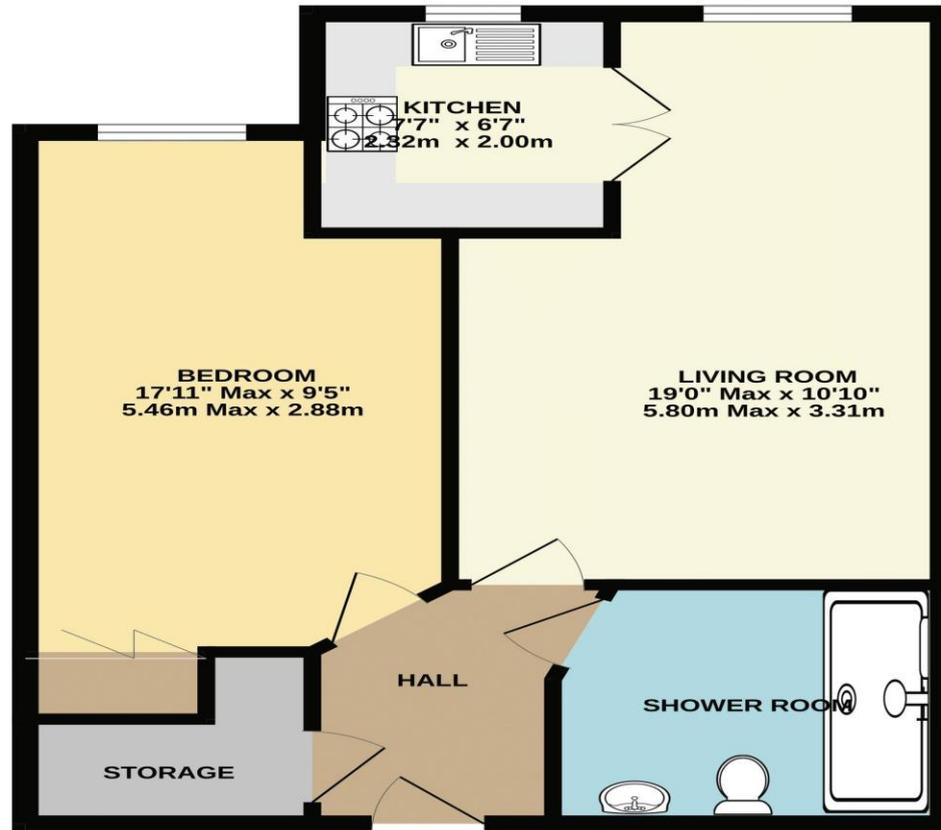
EPC Rating: to be confirmed

Council Tax: Band D





SECOND FLOOR FLAT  
532 sq.ft. (49.4 sq.m.) approx.



Disclaimer 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.

**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

