



£200,000 Offers Over  
Regency Crescent, Christchurch  
Apartment | 2 Bedrooms | 2 Bathrooms

01202 289000

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# Step Inside

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## Key Features

- Offered Vacant
- Two Double Bedrooms
- En-Suite To Master
- Separate Kitchen & Lounge
- Covered Parking Space
- First Floor
- Lift To All Floors
- Entry Phone System
- Communal Gardens

## Property Description

\*\* Price Guide £200,000 - £225,000 \*\*

FIRST FLOOR APARTMENT WITH COVERED PARKING & NO FORWARD CHAIN. Delightfully situated on a modern Regency development in Twynham School Catchment Area overlooking communal grounds and approximately half a mile from Christchurch Town Centre. The property offers two double bedrooms with en-suite master bedroom, family bathroom, double storage cupboard, sperate kitchen and lounge and entry phone system.

### OUTSIDE

Attractive gated communal gardens laid predominantly to lawn with tress, shrub and flower borders. The garden is enclosed by wrought iron railings and entered via a fob on the gate.

The flat is Leasehold with 125 year lease from January 1998

Service Charge: £764.68 paid every 6 months.

Ground Rent: £225 paid every 6 months

## Main Particulars

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Council Tax Band: C

Tenure: Leasehold

Lease Years Remaining: 99

Ground Rent: £550 per year

Service Charge: £1529 per year

Regency Crescent is situated approximately half a mile from the centre of Christchurch with its historic 11th Century Priory, Town Quay and pedestrianised shopping centre. Regular bus services are available close by in Fairmile Road as are neighbourhood shops.



entrance to  
gardens.jpg



gardens2.jpg



gardens.jpg



gardens3.jpg



Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Telephone: 01202 289000

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