

Regency Crescent
Christchurch, BH23 2UF

**Guide Price £200,000 - £225,000**

**Property Summary:**

** 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



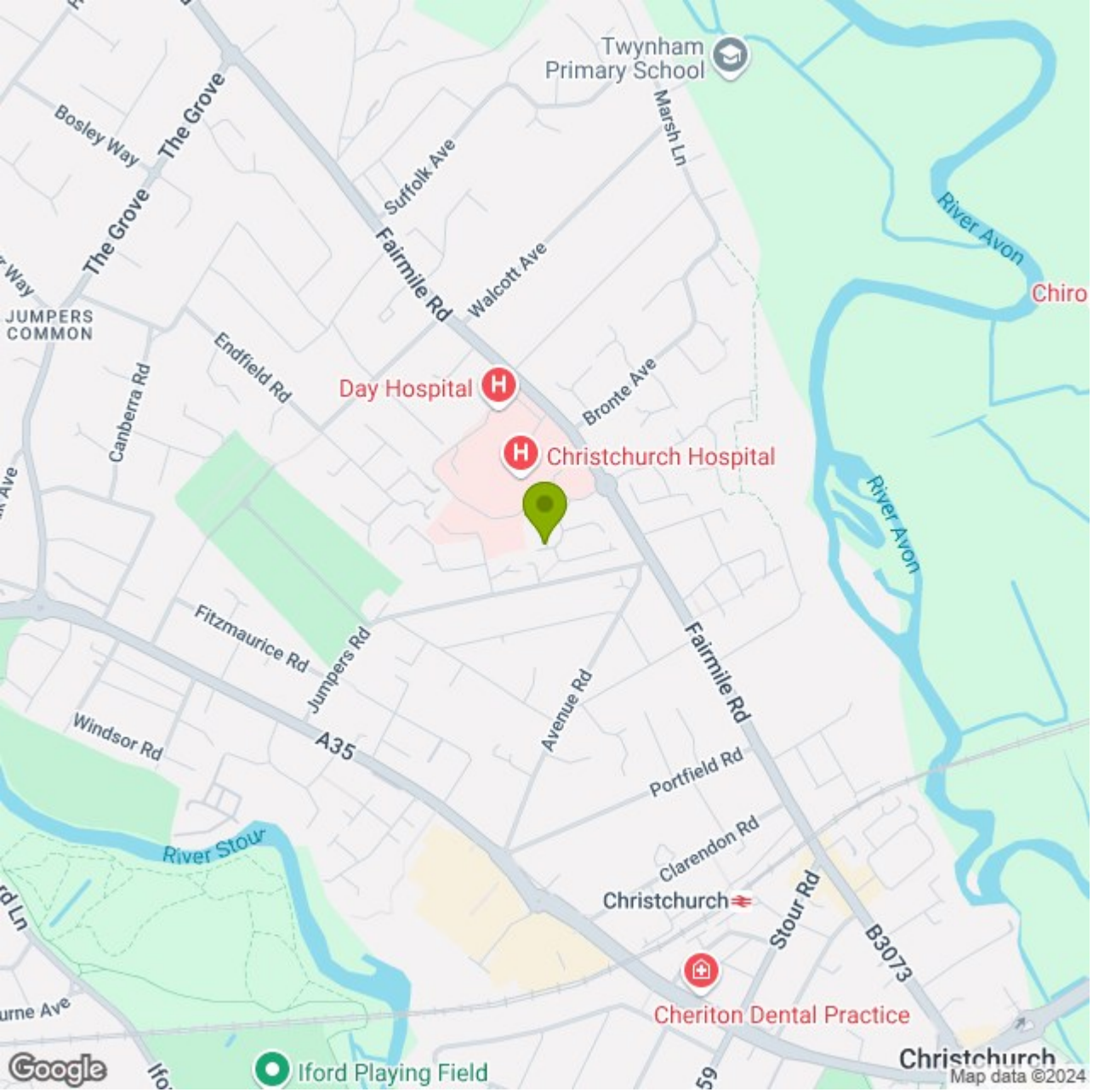


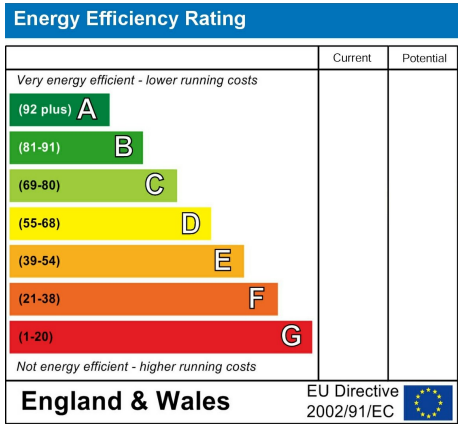


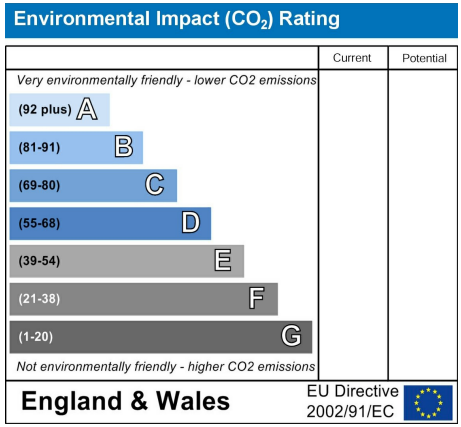









**Purpose Built First Floor Apartment Built c1997**

*** Gas CH * Double Glazing**

*** Entryphone System**

*** Passenger Lift**

*** Good Size Living Room**

*** Separate Kitchen**

*** 2 Double Bedrooms**

*** En-Suite * Bathroom & W.C.**

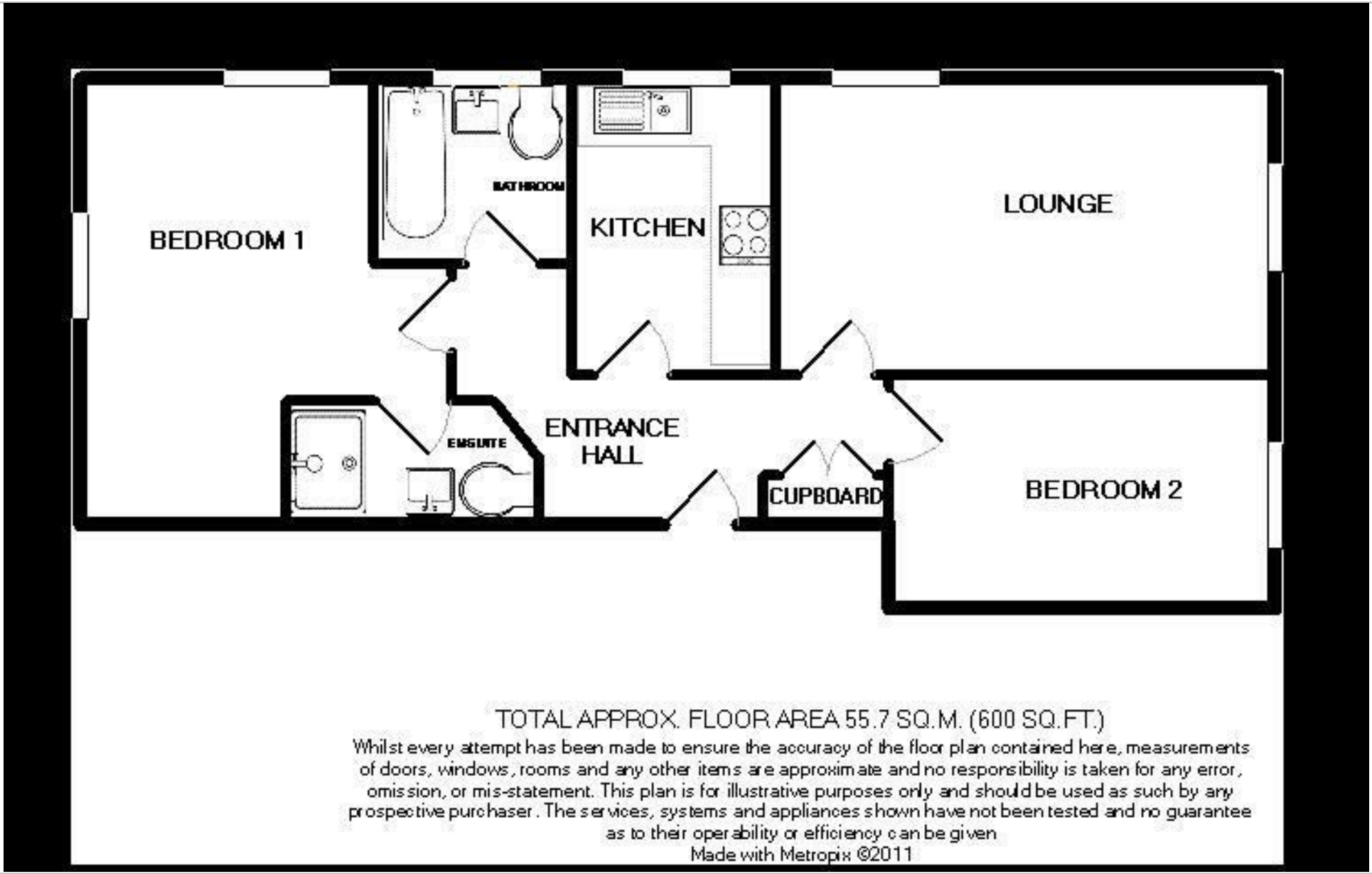
*** Covered Parking**

*** Attractive Communal Gardens**

*** NO FORWARD CHAIN**

**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.**

## Floor Plan




**Tel:** 01202 289000 **Email:** info@danehurstea.co.uk **Web:** www.danehurstea.co.uk

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