

8 Tynham Court

Bridge Street, Christchurch, Dorset, BH23 1BL



PRICE: Guide Price £190,000

Lease: 125 years form 2004

Property Description:

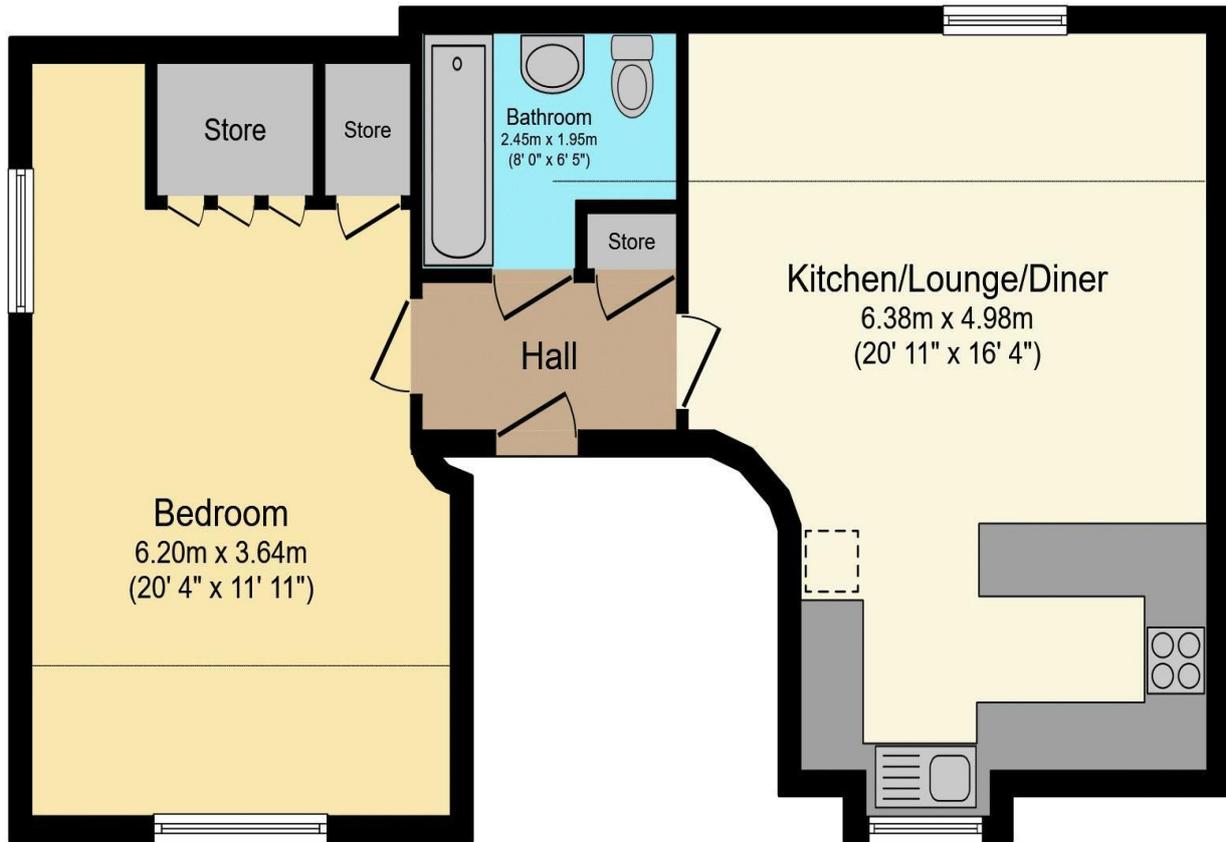
LOCATED IN THE HEART OF CHRISTCHURCH THIS ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT OFFERS ALLOCATED PARKING AND VIEWS OF HISTORIC PRIORY

Tynham Court was built in 2004 and offers the security of a gated, age exclusive development with great access to the vibrant market town of Christchurch. The 15 properties are set on Christchurch's Bridge Street, the High Street is a short walk away as are fantastic views of the River Avon, Castle ruins and historic Priory. It is a condition of purchase that residents be over the age of 55. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Fantastically positioned just a short walk from Christchurch Town Centre
- Views to historic Priory and river glimpses
- Gated allocated Parking Space
- Over 55's age exclusive development
- Perfect lock up and leave property
- Character property with vaulted ceilings
- Secure telephone door entry system
- Lease: 125 years from 2004



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 60.1 m² (647 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.1	7.5
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/3/25

Annual Ground Rent:

££200

Ground Rent Period Review:

TBC

Annual Service Charge:

££1600

Council Tax Band:

C

Event Fees:

**Transfer
Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.