

These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**35 MONTEREY  
ROYAL CLOSE  
CHRISTCHURCH  
BH23 2FS**

**Price £190,000 50% Shared Ownership**

Leasehold



**OFFERED ON A 50% SHARED OWNERSHIP BASIS IS THIS STUNNING & DECEPTIVELY SPACIOUS 2 BEDROOM HOUSE SITUATED ON THIS BESPOKE RETIREMENT COMPLEX.**

**WE UNDERSTAND THAT THE OWNER CAN STAIRCASE THE SHARE BY PURCHASING UPTO THE 50% SHARE OWNED BY PLATINUM SKIES (A PURCHASE PRICE WOULD HAVE TO BE AGREED WITH PLATINUM SKIES)**

**THIS DELIGHTFUL PROPERTY COMPRISES ENTRANCE HALL WITH BUILT IN STORAGE AND UTILITY CUPBOARD AS WELL AS STAIRS WITH A STAIR LIFT TO THE FIRST FLOOR. A MODERN KITCHEN, A GOOD SIZE L-SHAPED LOUNGE/DINER WITH ACCESS OUT TO THE PRIVATE GARDEN AREA, GROUND FLOOR CLOAKROOM & TO THE FIRST FLOOR IS THE SPACIOUS LANDING, 2 LARGER THAN AVERAGE DOUBLE BEDROOMS, ONE OF WHICH HAS AN ATTRACTIVE EN-SUITE BATHROOM AND THE SECOND HAVING AN EquALLY ATTRACTIVE SHOWER ROOM.**

**THE PROPERTY IS LOCATED CLOSE TO LOCAL SHOPS & AMENITIES AND HAS FURTHER BENEFITS OF GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & THE ADDED BENEFIT OF HAVING NO FORWARD CHAIN.**

- **BEAUTIFUL END OF TERRACE HOUSE**
- **SPACIOUS & LUXURIOUS ACCOMMODATION THROUGHOUT**
- **OVER 55'S RETIREMENT COMPLEX**
- **2 DOUBLE BEDROOMS**
- **2 EN-SUITE BATH/SHOWER ROOMS**
- **ATTRACTIVE KITCHEN**
- **SPACIOUS LOUNGE/DINER**
- **GROUND FLOOR CLOAKROOM**
- **OWN PRIVATE GARDEN AREA**
- **CLOSE TO LOCAL SHOPS & BUS ROUTES**
- **CLOSE TO CHRISTCHURCH HOSPITAL**
- **CLOSE TO DOCTORS SURGERY & PHARMACY**
- **STAIRLIFT TO FIRST FLOOR**
- **VIEWING STRONGLY ADVISED**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

**PLEASE NOTE:**

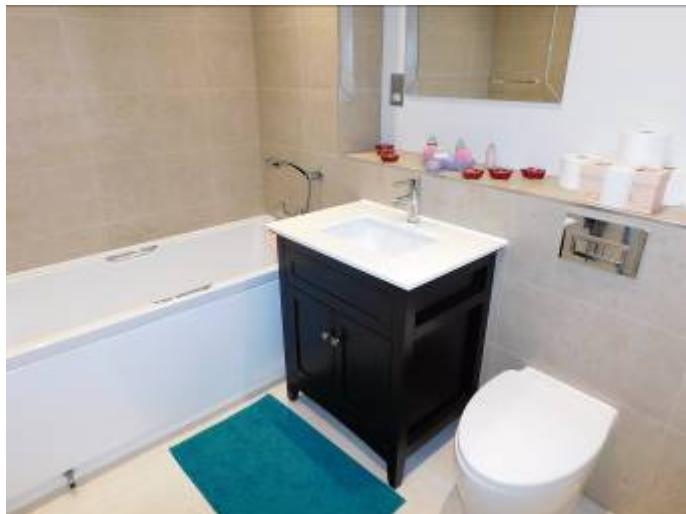
**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

**35 MONTEREY, ROYAL CLOSE, CHRISTCHURCH BH23 2FS**



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**Ground Floor**

Approx. 49.7 sq. metres (535.0 sq. feet)



**First Floor**

Approx. 49.7 sq. metres (535.0 sq. feet)

