



FLAT 31  
RIVERSIDE COURT  
SOUTHBOURNE  
BH6 3AA

ASKING PRICE  
£300,000  
LEASEHOLD

“A well presented, two double bedroom, first floor apartment in an exclusive retirement development close to Tuckton and Wick village“

**Winkworth**

for every step...

ASKING PRICE £300,000

Two Double Bedrooms  
Two Bathrooms  
First Floor Flat  
Lift To All Floors  
24 Hour Careline  
House Manager On Hand Day To Day  
Exclusive Retirement Development

EPC: B | COUNCIL TAX: D | LEASEHOLD: 989 YEARS REMAINING | GROUND RENT: £766.90 PA | MAINTENANCE £3,196 PA | PETS BY CONSENT

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## Why Tuckton Road?

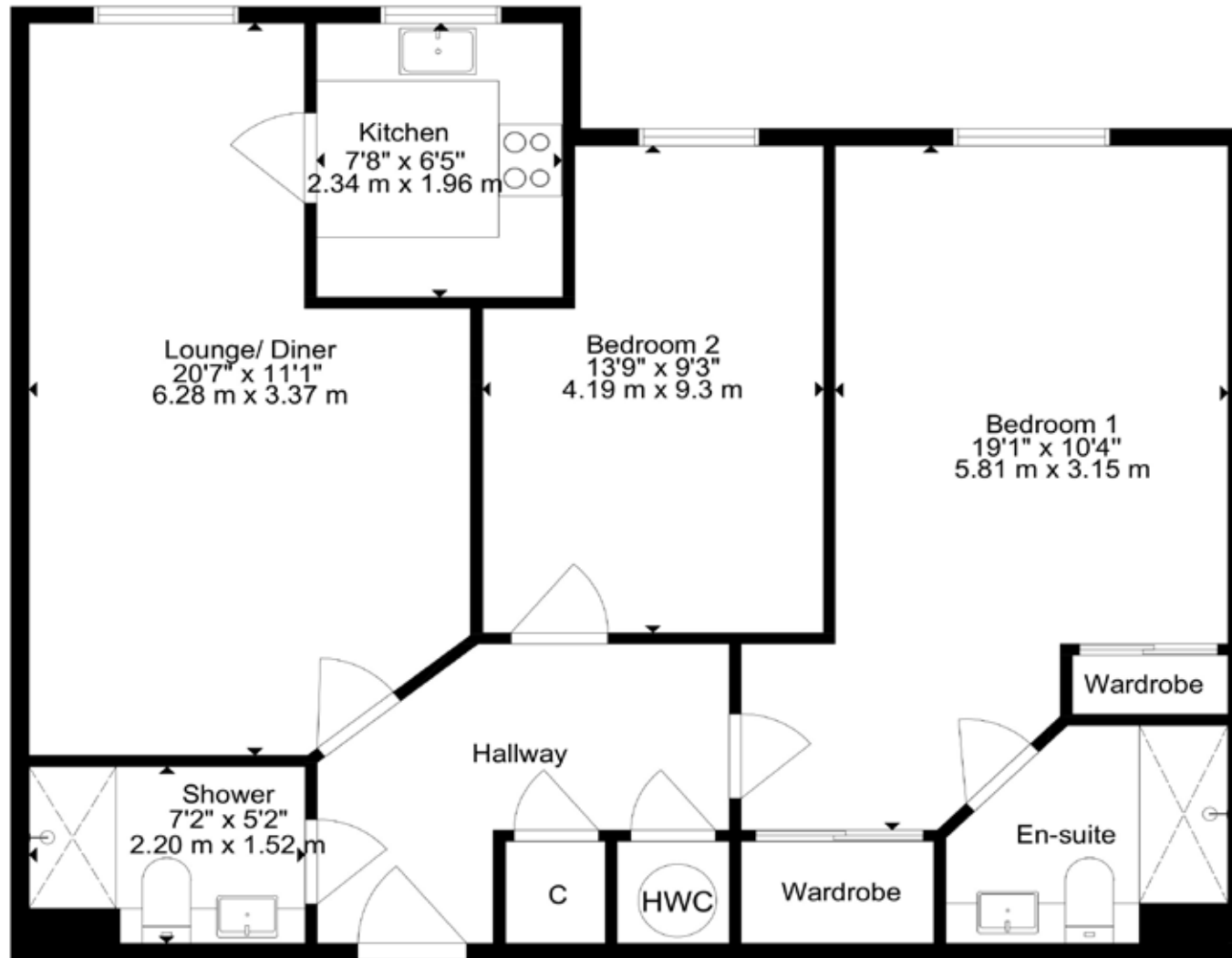
Tuckton Road is conveniently located adjacent to the parade of local convenience shops in Tuckton and just 170 metres to Wick village. Wick is a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquility. Approximately 1 mile away is Southbournes vibrant high street which has been rejuvenated over recent years to include a number of independent cafés, restaurants and convenience shops along with excellent bus routes and Pokesdown train station.

Riverside Court is an exclusive retirement apartment for the

over 60's with facilities that include a communal lounge with regular events, communal patio area, laundry room, gymnasium and lift to all floors.

This first floor apartment is well presented throughout. The open plan lounge / dining room is flooded with natural light with views towards Christchurch Priory. The kitchen includes a range of useful storage cupboards with integrated mid height oven and microwave, hob with overhead extractor and dishwasher. Complemented with stylish work tops and tiled flooring.

Both bedroom are spacious doubles in size with bedroom one enjoying an en-suite bathroom with bathtub, wash hand basin and wc. The family shower room incorporates a double walk in shower cubicle, wash hand basin and wc.



GROSS INTERNAL AREA  
TOTAL: 69,9 m<sup>2</sup>, 752,9 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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