

Estate Agents



Auctioneers



**St Mary's Court, 59 Belle Vue Road, Southbourne,
Bournemouth. BH6 3DF
£140,000 Leasehold**

One Bedroom Second Floor Retirement Flat | Communal Entrance & Lift to Second Floor
Entrance Hallway | 19' Reception Room | Kitchen | Double Bedroom | Bathroom
Residents Lounge | Laundry Room | No Chain

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A one bedroom second floor flat in St Mary's Court, a popular and highly regarded over 60's warden assisted development situated on Belle Vue Road, just a short distance from shops and amenities at Southbourne Crossroads and Southbourne Grove. A regular bus service travels along Belle Vue Road making Tuckton, Christchurch, Southbourne and Bournemouth all within easy reach; Southbourne's clifftop is just a short walk away, with the golden sandy beaches below.

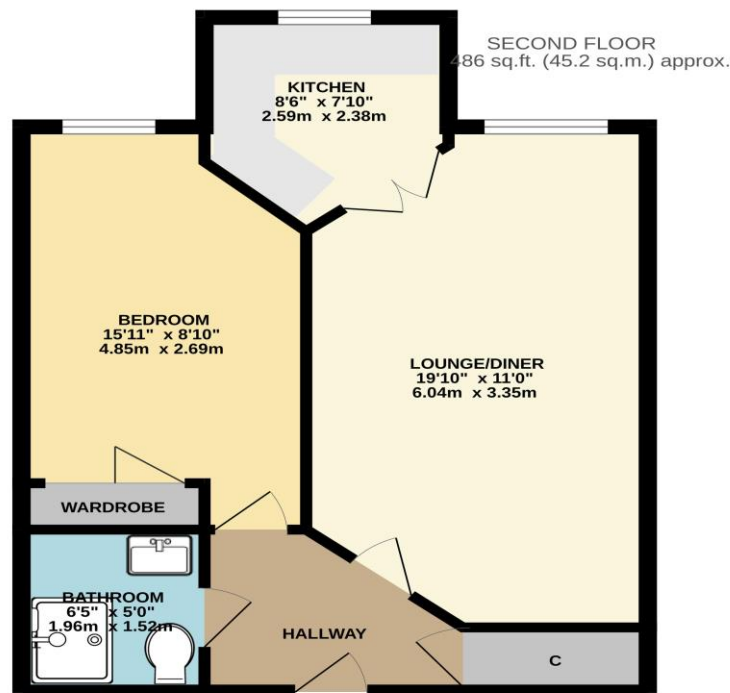
Amenities within St Mary's Court include on-site warden, communal lounge, immaculately maintained communal gardens and grounds, laundry facility and guest suite. Flat 35 is located towards the rear of the building, overlooking the immaculately maintained communal gardens and is on the second floor - which can be accessed via communal lift or stairs. The flat benefits from double glazing and electric heating.

The entrance hall has a large airing cupboard and doors to all rooms. The spacious 19' living room is double aspect and is very light and bright; double doors then lead to the kitchen which has a range of wall and base units with built-in oven and hob. The bedroom is a spacious double size and has a double fitted wardrobe. The bathroom has a three piece suite of bath, w/c and basin.

Outside, the property is set within well tended communal grounds. The communal garden offers a patio and seating area as well as a variety of flowering, shrubs, tree lined borders and bedding plants.

Service Charge: Approx. £3,476 per annum
Lease: 125 Year lease from 1st January 1992

Ground Rent: £474.74 per annum
Council Tax: Band D



TOTAL FLOOR AREA: 486 sq.ft. (45.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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