



St. Stephens Road, Bournemouth, Offers invited £325,000

Welcome to your retirement dream home in the heart of Bournemouth, where serenity meets convenience. Offers invited £325,000 This two-bedroom retirement bungalow offers more than just a place to call home - it offers a lifestyle of relaxation and luxury for the over 60's. Step inside to discover a well-appointed lounge/diner, perfect for unwinding after a day exploring the award-winning Bournemouth beach or indulging in the local cafes and shops. The property has two double bedrooms, a fitted kitchen and wet room shower and a bath. There are also plenty of storage cupboards. The converted church within the grounds houses the communal lounge which adds a touch of historical charm, while the stunning extensive gardens provide the ideal setting for outdoor seating and social gatherings. With a restaurant and house manager on site, as well as emergency pull cords for peace of mind, this property truly caters to your every need. There is a lift within the gardens providing easy access to the town centre and Bournemouth Gardens, so you can enjoy all that this vibrant location has to offer without any hassle.

Don't miss out on the opportunity to make this retirement retreat your own. Come and experience the beauty and tranquility of retirement living in Bournemouth - your new adventure awaits.

Viewing is highly recommended.



FRONT DOOR AND ENTRANCE LOBBY

Double glazed style front door leading into the inner lobby of the property. White artex ceiling, cream walls and fitted carpet. Lighting. Light switch. Door leading into the reception room.

LOUNGE/DINER

15'8" x 13'6" (4.80 x 4.14)

Door leading from the entrance lobby into this good sized reception room with front facing aspect. White ceiling, cream walls and beige fitted carpet. Light switches, plug sockets, TV socket. Doors to kitchen and inner hall. Ceiling and wall lighting. Window with views overlooking the well maintained communal gardens. Fireplace with hearth and mantle and fire. There is a workstation/ desk area with shelving, desk and lighting to one side of the room.

KITCHEN

10'11" x 8'0" (3.33 x 2.46)

Door leading into the kitchen breakfast room with rear facing aspect. White ceiling and cream walls with fitted lino flooring. A range of white fronted units with laminate worktops. Under worktop fridge and under worktop freezer. Electric hob with extractor above. One and half bowl sink with drainer and mixer tap. Light switch, plug sockets and fuse switches. Breakfast bar to right hand side of the room. Lighting. Window overlooking rear aspect of the property. Radiator.

INNER HALL

11'9" x 5'4" (3.60 x 1.64)

Door leading from the lounge reception room into an inner hall with continuation of decor and beige carpet. Ceiling lighting. Emergency pull cord with wall mounted panic alarm box. Light switches. Radiator. There is a good sized built in cupboard with shelving and storage inside. Doors to bedrooms and bathroom. Plug socket. Ceiling loft hatch.

BEDROOM ONE (MAIN PRINCIPLE)

12'7" x 13'1" (3.84 x 4.00)

Door leading into the main double bedroom with front facing aspect, overlooking the well maintained gardens. White ceiling, cream walls and continuation of the beige coloured fitted carpet. Lighting, plug sockets and TV socket. Panic alarm pull cord. Window to the front aspect. Built in mirror fronted wardrobes with sliding doors and shelving and rails inside.

BEDROOM TWO

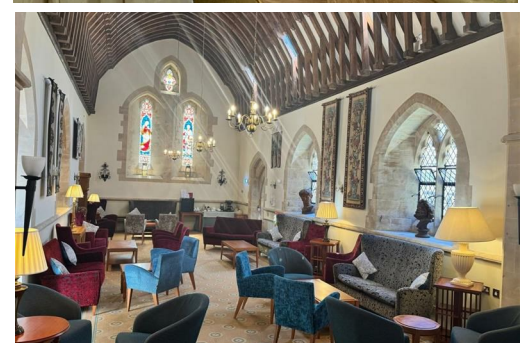
12'0" x 8'9" (3.68 x 2.67)

Door leading from the inner hall into the second bedroom with rear facing aspect. White ceiling, cream walls and fitted carpet. Light switch, plug sockets. Window. Radiator. Emergency pull cord. Built in wardrobe with shelving and rail inside.

BATHROOM

12'3" x 8'0" (3.75 x 2.45)

Door from the inner hall leading into this modern spacious bathroom. White ceiling, tiled and emulsion painted walls with fitted non slip wood coloured flooring. Ceiling lighting. Built in unit with space and plumbing for washing machine. White bath with chrome effect fittings. Sink with pedestal and chrome effect fittings. Walk in wet shower area with resin non slip flooring, fully tiled shower with shower curtain. WC. Emergency pull cord. Wall mounted bathroom cabinet with inset mirror. Further wall mounted mirrors on the far wall. Heated towel rail.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

TENURE LEASEHOLD

The property is Leasehold and is offered with No Forward Chain.

Council Tax band F

Ground rent n/a

Management charges:- £747.38 per month - this includes, Buildings insurance, External window clean 8 times a year. Water Rates, Grounds, gardens and communal areas maintenance, 24 Hour duty manager present on the development, Rubbish collection from your door.

ADDITIONAL

There are well maintained landscaped communal grounds to enjoy where you can sit out and relax, and a converted church on site which is the residents lounge where events and coffee mornings are held. There is a restaurant on site.

Outside if you wish to venture into the town there is a lift from the garden that will take you down to street level where you can access Bournemouth gardens, the shops and a walk to the beach. The development is gated and very secure with residents parking. If you are over 60 this would be a great place to settle and enjoy, along with meeting other residents and making new friends. There is also a main reception with staff looking after your needs. Living in this wonderful property will also give you peace of mind that you are looked after and have others around you.

Other Court Services available at an extra charge - Laundry, Ironing, Housekeeping, Dining room with three course lunch with coffee served each day, guest lunch also available. Social Events.

There is also free parking in the communal residents car park.

RESALE FEES

Less than 12 months - 1% transfer fee and 0.5% Reserve Fund Contribution

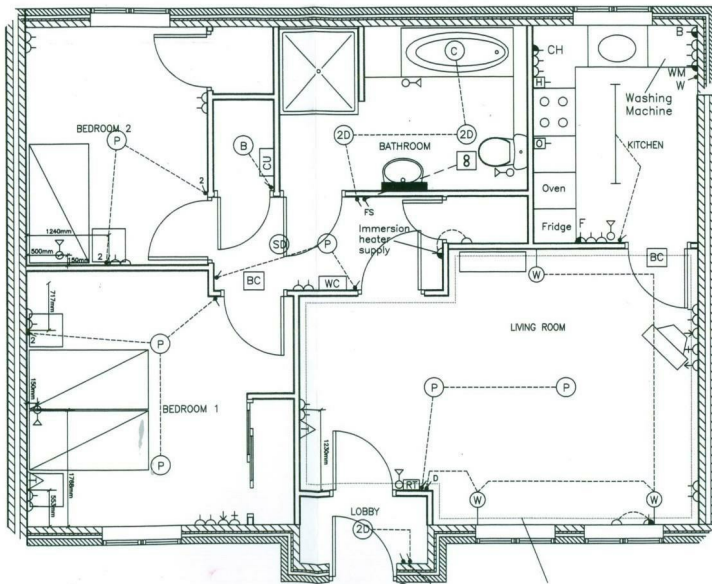
12-24 Months 2% transfer fee and 0.5% Reserve Fund Contribution

24 Months plus - 2% transfer fee and 1% Reserve Fund Contribution

The development is managed by Kingsdale Group Limited www.kingsdale.co.uk.



Brompton Court—Bungalow 4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity 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. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD