



£177,500

31 St Marys Court 59 Belle Vue Road, Bournemouth, BH6 3DF



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Property Description

St Marys Court is a popular retirement block of 45 one and two bedroom flats, built in 1992, located in a convenient position within a short level walk to amenities and Southbourne Beach. Residents are accepted from 60 years of age.

The accommodation comprises of a spacious entrance hall, good size lounge/diner, modern and neat kitchen which has been upgraded in recent years to include integrated fridge & freezer, dishwasher, oven, microwave, electric halogen hob and built-in extractor hood. Both the bedrooms are a good size with built-in wardrobes, the shower room has an easy access double shower unit, useful built-in sink storage unit, good size, fully tiled walls and electric heated towel rail.

Some of the benefits of living at St Marys Court include a dedicated on-site Manager, 24 hour emergency careline system, security entry system, passenger lift, laundry room and a large comfortable communal lounge where organised social events take place. To the rear of the building there is a large patio area, lovely communal gardens and plenty of benches/seating to enjoy the fresh air. The grounds are well maintained by professional gardeners and residents are welcome to do any gardening if they so wish.

Location

Southbourne has become one of the area's most popular places to live, located to the west of Bournemouth and less than two miles to the centre of Christchurch. Within easy walking distance to the cliff top and sea front which stretches from Hengistbury Head to Sandbanks and close to Southbourne Grove which offers a great choice of independent retailers, restaurants and coffee shops. Bus Stops and a medical centre are within a short level walk to Marys Court.

Tenure

Tenure: Leasehold - 125 year lease from 22nd July 1992 (95 years remaining)

Ground rent: £522 p.a.

Service charge: £4371.40 p.a.

Council Tax Band: D

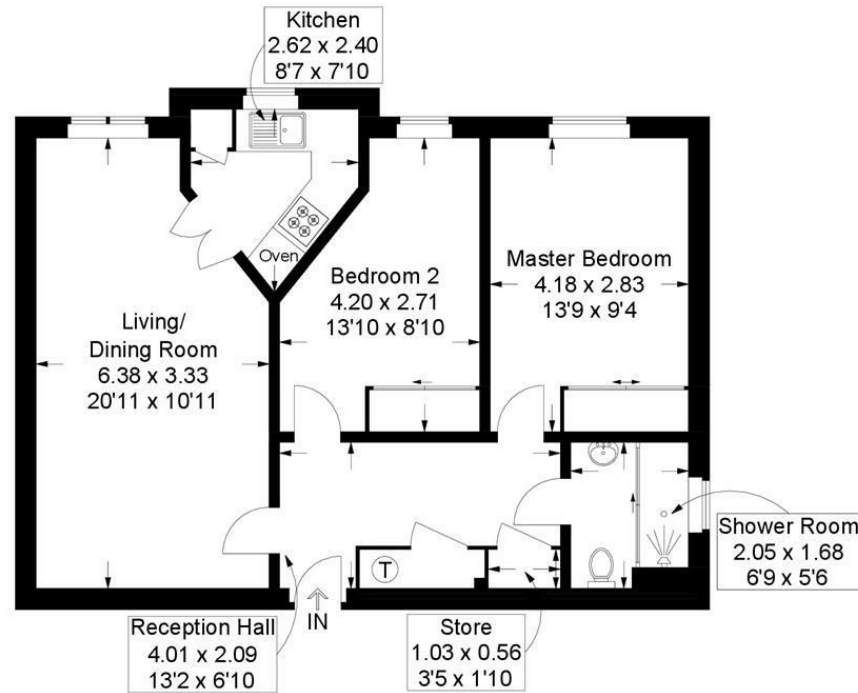
FEATURES & SPECIFICATIONS

- Popular retirement development
- 24 hour emergency careline alarm system
- Resident Management Staff
- Secure entry system
- Passenger lift
- Laundry & Guest Room Facilities
- UPVC double glazing (tilt /turn windows)
- Electric night storage heating
- Undercover area for electric scooters and bikes (upon request)
- Level walk to local amenities



St Marys Court, Belle Vue Road, Southbourne

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft

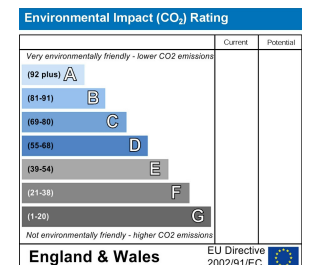
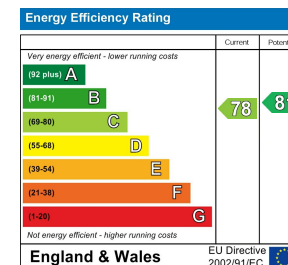


First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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