



£475,000

8 Brompton Court St. Stephens Road, Bournemouth, BH2 6JS



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### Property Description

This delightful, sun-drenched ground floor apartment is located in a charming circa 1875 building and boasts soaring 9-foot (2.82 metre) ceilings and a generous 1,011 square feet (94 sqm) of living space. Inside, you'll find two spacious bedrooms, each with its own large window offering serene garden views, along with built-in wardrobes for ample storage. The inviting lounge room also enjoys leafy views through a wide window, creating a calm and relaxing atmosphere.

A separate study provides a quiet and functional workspace, while the modern kitchen is fully equipped with two ovens, a built-in fridge-freezer, dishwasher, electric cooktop, built-in washing machine, and separate dryer. There is also a designated space for a dining table with seating for four. The contemporary bathroom features a unique wall heater, a large walk-in shower, and a wall-mounted toilet.

A wide hallway, fitted with spotlights ideal for displaying artworks, adds to the apartment's charm. Additional storage is available in a separate hall cupboard, which houses a state-of-the-art hot water system that also functions as a drying cabinet.

Elegant lighting includes chandeliers in the lounge and bedrooms, complemented by a large LED light in the kitchen. The entire apartment was comprehensively remodelled five years ago in collaboration with an interior designer and the experienced owner. Thoughtful upgrades include wallpapered walls, upholstered bedroom cabinets and headboards, new ceiling roses and coving, and a carefully curated palette of designer paint colours throughout. Both floors and ceilings were completely rebuilt, and the main floors are finished with wool carpet laid seamlessly, with no visible joins.

Each room is equipped with new central heating radiators, and all windows feature Luxaflex helicoil blinds. The master bedroom also includes curtains, and the windows have a privacy tint for added discretion. Some furnishings may be included, as the current owner is relocating overseas.

Situated within Brompton Court, a peaceful retirement village comprising 65 owner-occupied apartments, Apartment 8 is one of the largest and most desirable. The community spans several attractive buildings with secure gates, a private car park, an on-site restaurant, a community chapel used for events and gatherings, spacious communal halls, and beautifully landscaped walking paths. The complex is professionally staffed and managed, with 24-hour emergency call buttons in each apartment and a warm, supportive environment throughout.

Being in this ideal location you are within easy access to Bournemouth town centre with a wide range of local shops, cafes, restaurants and Bournemouth beach.

## FEATURES & SPECIFICATIONS

- INCREDIBLY SPACIOUS TWO BEDROOM RETIREMENT PROPERTY
- COMPLETELY RENOVATED THROUGHOUT BY THE CURRENT VENDORS
- STUNNING GARDEN ASPECTS THROUGHOUT THE APARTMENT
- NEWLY FITTED KITCHEN WITH A RANGE OF HIGH SPEC INTERGATED APPLIANCES
- STUNNING NEWLY FITTED BATHROOM
- PRIVATE RESIDENTS PARKING
- RESIDENTS RESTAURANT & GREAT HALL
- ELECTRIC SECURITY GATES
- SOLD WITH NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION WITHIN EASY ACCESS TO TOWN CENTRE





Approximate Gross Internal Area 1041 sq ft - 97 sq m



Ground Floor Flat

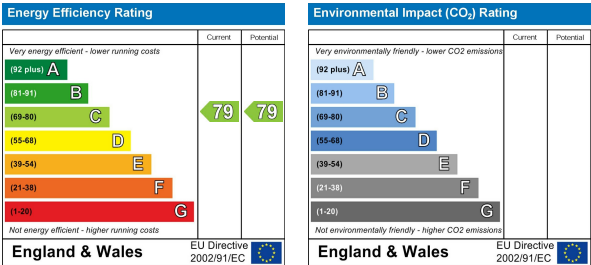


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**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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