

Property Location Bournemouth Town Centre

St Peter's Road is a well-known road in the **Lansdowne** area of Bournemouth, stretching from the eastern edge of Bournemouth Town Centre towards the A338 Wessex Way. It is a popular location for both residential living and investment properties due to its central position and excellent transport links.



Total Area: 83.7 m² ... 901 ft²

All measurements are approximate and for display purposes only



Accuracy: 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 including but not limited to carpets, fixtures and fittings 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 to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

St Peter's Road, Bournemouth

Asking Price Of £120,000

Martin & Co Bournemouth

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Key features:

- Retirement Apartment
- Town Centre Location
- Close to Beach
- Close to Highstreet
- Two Bedroom
- Large Shower Room
- Owners Car Park
- Owners Lounge
- House Manager
- Lift To All Floors
- Chain Free



Situated on the top floor of the popular St Peters Court retirement development, this well-proportioned two-bedroom apartment offers comfortable and secure living in the heart of Bournemouth. Designed exclusively for the over-60s, the development benefits from lift access, a house manager, emergency call systems, communal facilities and residents' parking, all within easy reach of the town centre, beaches, shops and amenities.

Entering the apartment, you are welcomed into a central hallway which provides access to all principal rooms and includes useful built-in storage cupboards, ideal for coats, household items and linen storage. To your left is the spacious lounge/dining room. This impressive reception room is the heart of the home, offering ample space for both comfortable seating and a dining area. Large windows flood the room with natural light, creating a bright and inviting atmosphere while enjoying elevated rooftop views from its top-floor position. The generous proportions make it perfect for entertaining family and friends or simply relaxing in comfort.

Leading directly from the lounge is the fitted kitchen. Thoughtfully arranged with a range of eye and base-level units, the kitchen provides good storage and worktop space for everyday cooking, while remaining conveniently connected to the main living area. Returning to the hallway, Bedroom One is a spacious double room positioned at the front of the apartment. With space for a double bed and additional bedroom furniture, it also benefits from fitted wardrobe storage, making it a practical and comfortable principal bedroom. Bedroom Two is another generously sized double room, offering excellent flexibility. It can serve as a guest bedroom, hobby room, study, or additional sitting room depending on individual requirements. Like the main bedroom, it benefits from built-in storage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Serving both bedrooms is the shower room, fitted with a walk-in shower enclosure, wash hand basin and WC. The layout has been designed with ease of use and accessibility in mind, making it particularly suitable for retirement living. Outside the apartment, residents of St Peters Court enjoy access to a range of communal facilities including a residents' lounge, laundry room, guest accommodation for visiting family and friends, landscaped communal areas and residents' parking. The development also benefits from an on-site house manager and 24-hour emergency support for additional peace of mind.

Agent's Notes:

Tenure: Leasehold

Lease Length: 86 Years Remaining

Service Charge: £4,100 per annum

Ground Rent: £257 Per Annum

Council Tax Band: C | EPC: C

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations.

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

