

## Property Location Bournemouth



Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>

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

£120,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Owners Private Car Park

Owners Lounge

House Manager Available 5 Days A Week

Lift To All Floors

Convenient Location

Friendly Communal Areas

No Chain



Situated on the third 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 bright garden views from its third-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.

Agent 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: intending purchasers will be asked to produce identification 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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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

