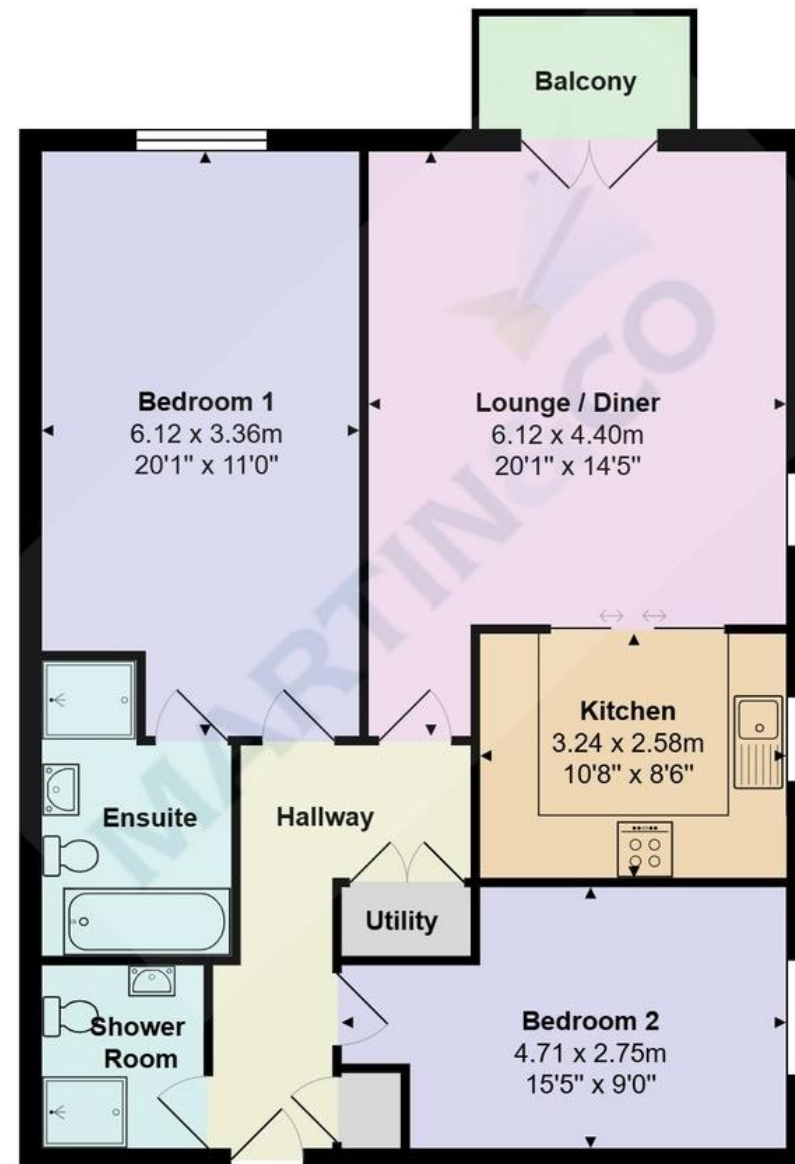


Property Location Beach & Town Centre, Bournemouth

St Peter's Road is centrally located in Bournemouth town centre, within the Bournemouth Central area. It provides a convenient urban setting with a strong mix of residential, retail, leisure and hospitality uses. A key attraction is its proximity to Bournemouth's award-winning sandy beaches and seafront, with the Lower Gardens providing a pleasant route from the town centre towards the Pier and beach.



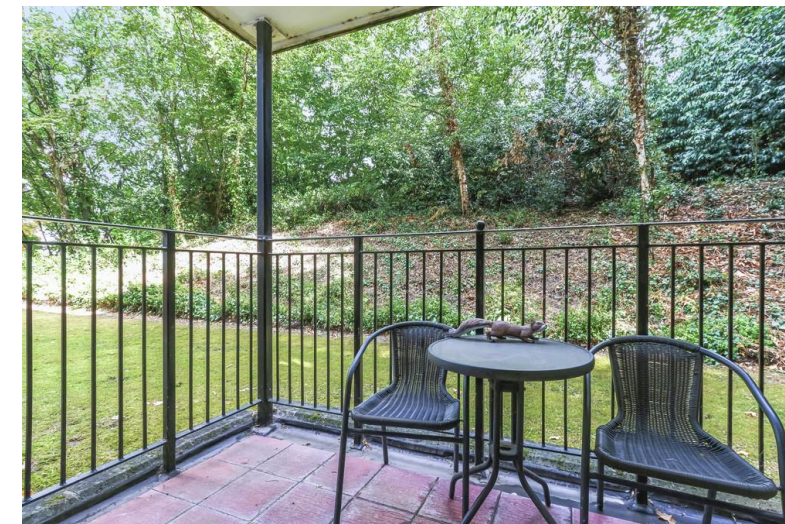
Total Area: 83.0 m² ... 894 ft² (excluding balcony)

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 £250,000

Martin & Co Bournemouth

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

01202559922

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



Key features:

- Share Of Freehold
- Gated Development
- Larger Than Average
- Upper Ground Floor
- Two Double Bedroom
- Two Bathrooms
- Underground Parking
- Allocated Bay
- Visitor Permit Bays
- EV Charging Areas
- Lift Access
- Private Balcony
- Gas Central Heating
- Great Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Situated within the sought-after Melford Court on St Peter's Road, this exceptional two-bedroom, two-bathroom apartment offers a rare opportunity to acquire a beautifully refurbished home in the heart of Bournemouth Town Centre. Larger than the average apartment, the property has been extensively renovated throughout to an exceptional standard within the last year, creating a stylish, contemporary living space that is ready to move straight into.

Occupying a prime central position within a secure gated development, the apartment benefits from a share of the freehold and offers step-free access from the secure underground car park directly to the property via a lift, making it ideal for a wide range of buyers. The development also benefits from a substantial sinking fund, providing peace of mind for future maintenance and helping to protect the long-term value of the building.

The spacious accommodation comprises a welcoming entrance hall leading to a generous living and dining room with access to a private balcony, providing an ideal space to relax or entertain. The contemporary fitted kitchen has been finished to a high standard, while both bedrooms are exceptionally generous doubles, offering far more space than is typically found in similar apartments. The principal bedroom benefits from a stylish en-suite shower room, complemented by a modern family bathroom serving the second bedroom and guests. Further benefits include gas central heating, double glazing, secure underground allocated parking with EV charging facilities, additional permit parking, a secure entry system, lift access to all floors and well-maintained communal areas.



Perfectly positioned just a short walk from Bournemouth's award-winning beaches, vibrant town centre, mainline railway station, restaurants, cafés and a wide range of amenities, this outstanding apartment combines the convenience of town centre living with the appeal of being moments from the coastline.

Beautifully presented throughout and offered with no work required, this superb apartment represents an ideal permanent residence, second home or investment opportunity. Early viewing is highly recommended to fully appreciate the generous accommodation, high-quality finish and outstanding location.

Agent's Notes:

Tenure: Share Of Freehold
Lease: 972 Years Remaining
Annual Service Charge: £2,424
Annual Ground Rent: £250
EPC: C | Council Tax: E
Parking: Yes underground allocated bay with permit for visitors.
Pets & Holiday Lets - Not permitted

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.

