



Melford Court St. Peters Road, Bournemouth BH1 2LS

welcome to

Melford Court St. Peters Road, Bournemouth

A beautifully refurbished executive apartment in a prime gated town-centre development, just moments from Bournemouth's shops and award-winning beaches. Featuring two double bedrooms, a private south-facing sun patio, secure underground parking and a 999-year lease with share of freehold





Ground Floor

Total floor area **83 sq.m (893 sq. ft.) approx.**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Kitchen

10' 7" x 8' 5" (3.23m x 2.57m)

Lounge

20' 3" x 14' 7" (6.17m x 4.45m)

Patio

9' 5" x 4' 8" (2.87m x 1.42m)

Bedroom 1

20' 3" x 11' (6.17m x 3.35m)

Bedroom 2

15' 5" x 9' 1" Max (4.70m x 2.77m Max)

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

En- Suite

6' 8" x 5' 8" (2.03m x 1.73m)

Entrance Hall

14' 3" x 4' 3" (4.34m x 1.30m)

welcome to

Melford Court St. Peters Road, Bournemouth

- Immaculately presented throughout
- Highly desirable location
- Two double bedrooms with fitted wardrobes
- Private sun terrace / patio with attractive leafy outlook
- Family Bathroom & En-suite to master bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2424.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110951



Property Ref:
WTN110951 - 0010

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