
Compton
Court
RESIDENTS
PARKING ONLY
PLEASE DRIVE
SLOWLY
Estate Agents
RICHARD
GODSELL
Est.1928
Auctioneers

Compton Court, Belle Vue Road, Southbourne, Bournemouth, BH6 3BP
Guide Price £155,000 – Leasehold

Two-Bedroom First Floor Retirement Flat | Secure Entrance | House Manager | Communal Lounge | Laundry | Lift to All Floors
Entrance Hallway | Double Aspect Lounge | Kitchen | Two Bedrooms | Shower Room | No Chain

A rare opportunity to purchase a two-bedroom retirement apartment, situated within this modern development, conveniently located just a short walk from the local shops and amenities at Tuckton, together with the picturesque seafront at Southbourne and Hengistbury Head. The property is also well positioned for bus routes providing access to Christchurch and Bournemouth.

Located on the first floor, the apartment enjoys a pleasant rear outlook over the communal grounds. The development benefits from a house manager, communal residents' lounge, communal laundry room and lift service to all floors. The accommodation comprises a bright and spacious 16ft double-aspect reception room with windows overlooking the communal grounds and double doors leading through to the fitted kitchen, which incorporates a built-in cooker and hob, with space for a fridge/freezer and washing machine.

There are two good-sized double bedrooms, both benefiting from fitted wardrobes, together with a shower room fitted with a walk-in shower, WC and wash basin. There is also sufficient space for a bath should a purchaser wish to replace the existing shower.

Further benefits include double glazing, electric heating, one useful hallway storage cupboard, an airing cupboard and the advantage of being offered with no forward chain. The development is restricted to residents aged 60 years and over.

An excellent opportunity to acquire a well-proportioned retirement apartment in a convenient location close to local amenities and the coast. An early viewing is recommended. Contact us today to arrange an appointment.

Tenure: Leasehold - 125 years remaining on lease from July 2002
Service Charge: £5,214.00 per annum
Ground Rent: £942.84 per annum
Council Tax Banding: D
EPC Rating: to be confirmed











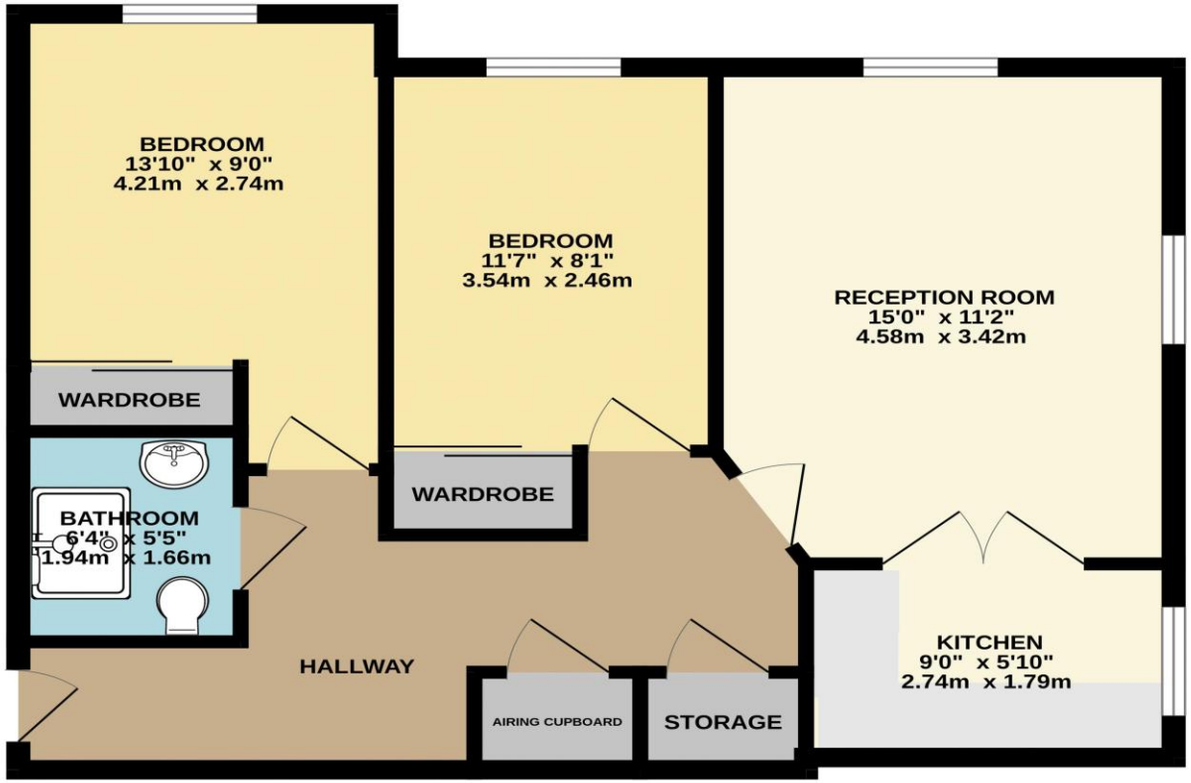








FIRST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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