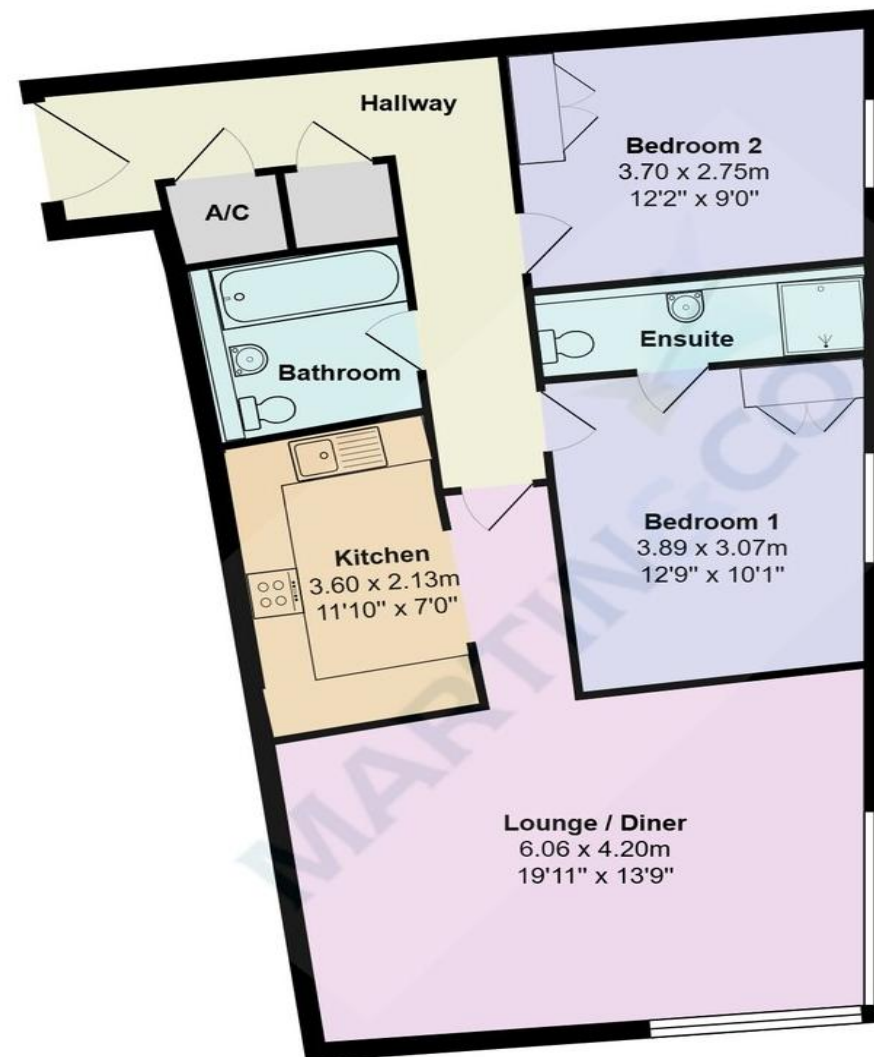


Property Location Town Centre, Bournemouth

St Peters Road is a popular residential address, ideally positioned close to Bournemouth town centre and the sought-after coastal areas of East Cliff and Boscombe. The location offers an attractive combination of convenience and coastal living, with Bournemouth's award-winning sandy beaches, seafront and scenic cliff tops all within easy reach. Residents benefit from a wide range of nearby shops, cafés, restaurants and everyday amenities, while Boscombe's vibrant high street and independent businesses are also close by. Bournemouth town centre and Christchurch are both readily accessible, with excellent public transport links and nearby road connections providing convenient access across the wider area. The location is well suited to professionals, first-time buyers, investors and those seeking a convenient coastal base.



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 Peters Road, Bournemouth

Offers Over £160,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
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01202559922

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Key features:

- Long Lease
- No Forward Chain
- Two Bedroom Flat
- Double Bedrooms
- Two Bathrooms
- Modern Apartment
- Open-Plan Living
- Underground Parking
- Allocated Parking
- Investment Opportunity
- Close to Amenities
- Ideal First Time Buy

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



Why you'll like it

Situated within The Pinnacle on St Peters Road, this well-proportioned two-bedroom apartment presents an excellent opportunity for investors, first-time buyers or those seeking a convenient property in a popular residential location.

The property benefits from two bedrooms and two bathrooms, offering a practical layout and an excellent level of flexibility for modern living. The additional bathroom is particularly appealing for sharers and tenants, while also adding convenience for owner-occupiers.

The apartment provides well-balanced accommodation throughout and offers an attractive proposition for those looking to enter the property market or expand an existing investment portfolio. Its two-bedroom configuration and two-bathroom layout make it particularly well suited to the rental market, providing an appealing combination of functionality and potential tenant demand.

Located on St Peters Road, the property is conveniently positioned for access to a range of local amenities, shops, restaurants and transport links, while the wider Bournemouth area provides a wealth of leisure and recreational facilities.

Whether you are looking for an investment opportunity, a first home or a well-located two-bedroom apartment, this property offers a practical layout and strong potential. Early viewing is recommended to fully appreciate the accommodation and investment opportunity on offer.

Agent's Notes:

Tenure: Leasehold

Lease: 974 Years Remaining

Annual Ground Rent: £398.36

Annual Service Charge: £5,534.12

Annual Reserve Fund: £2,790.90

Council Tax Band: D | EPC: C

Pets & Holiday Lets: Not Permitted

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

