



Auction Guide £100,000

Brompton Court St. Stephens Road, Bournemouth, BH2 6JS



SAXE COBURG™

Property Experts







Nestled on St. Stephens Road in the charming coastal town of Bournemouth, this delightful retirement apartment offers a serene and comfortable living experience for those aged over 60. Spanning an impressive 856 square feet, the property features two generously sized double bedrooms, perfect for accommodating guests or creating a peaceful personal retreat.

The spacious bathroom is thoughtfully designed, boasting a walk-in shower and a low-level bath, ensuring ease of use and comfort for all residents. From the first floor, you can enjoy lovely views overlooking the picturesque Bournemouth Gardens and nearby tennis courts, providing a tranquil backdrop to your daily life.

This retirement property is not just about the living space; it also offers a range of additional facilities to enhance your lifestyle. Residents can take advantage of an on-site restaurant, perfect for socialising with neighbours or enjoying a meal without the hassle of cooking. A laundry service, along with dedicated cleaners and a handyman, ensures that your home remains well-maintained and that you can focus on enjoying your retirement. The building also benefits from lifts servicing all floors, providing easy access throughout.

For those with vehicles, the property includes residents' parking and an electric car charging point, catering to modern needs. This apartment is an ideal choice for anyone seeking a supportive and vibrant community in a beautiful location. With its combination of comfort, convenience, and stunning views, this retirement property is truly a gem in Bournemouth.

#### **Auctioneers Comments**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

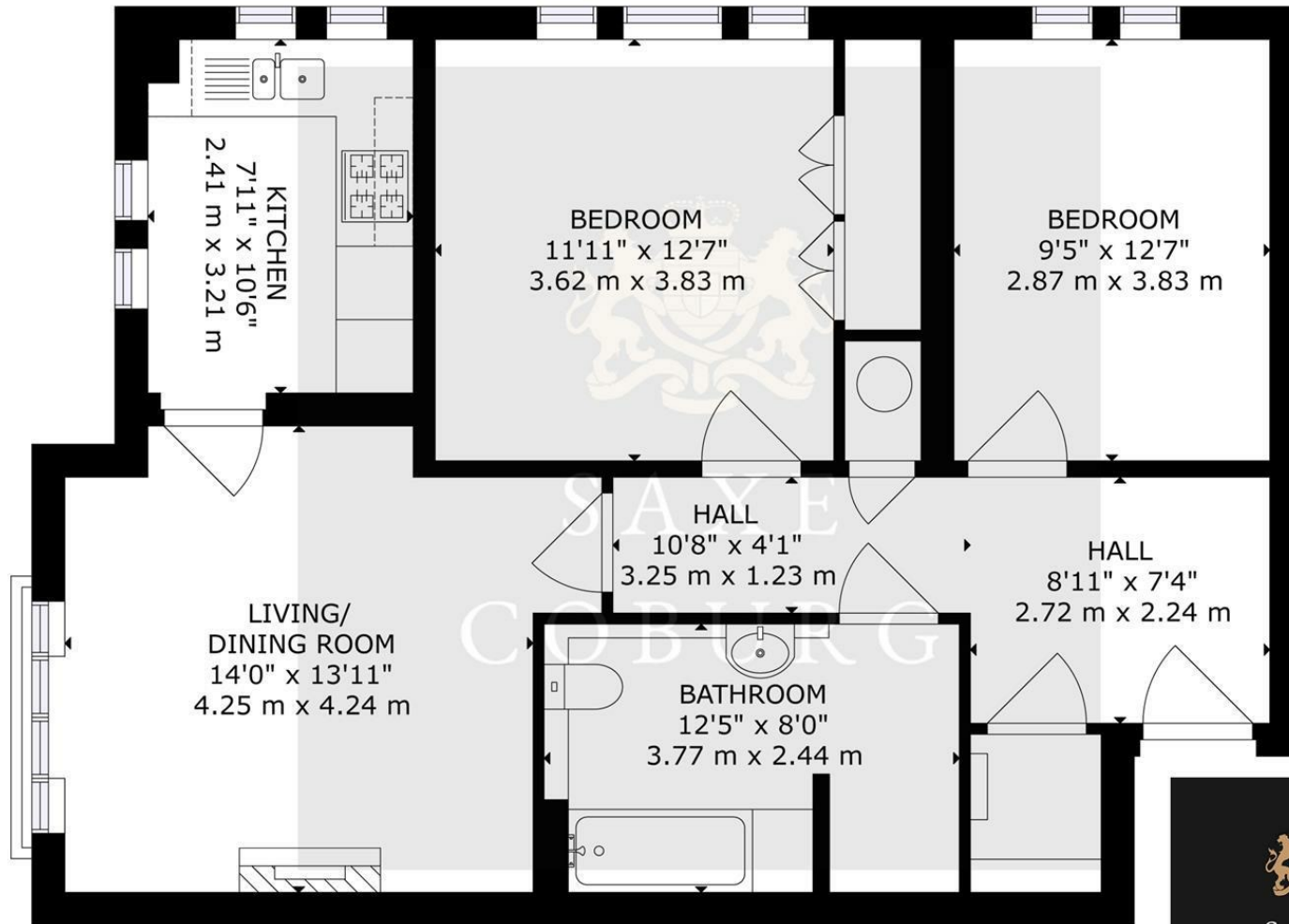
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

#### **FEATURES & SPECIFICATIONS**

- Retirement home for over 60's
- Two spacious double bedrooms
- Large bathroom with walk-in shower
- Views of Bournemouth Gardens
- Overlooks tennis courts
- Residents parking available
- Electric car charging point
- First floor location
- On-site restaurant and laundry
- Handyman and cleaning services





**GROSS INTERNAL AREA**  
TOTAL: 856 sq.ft, 80 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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