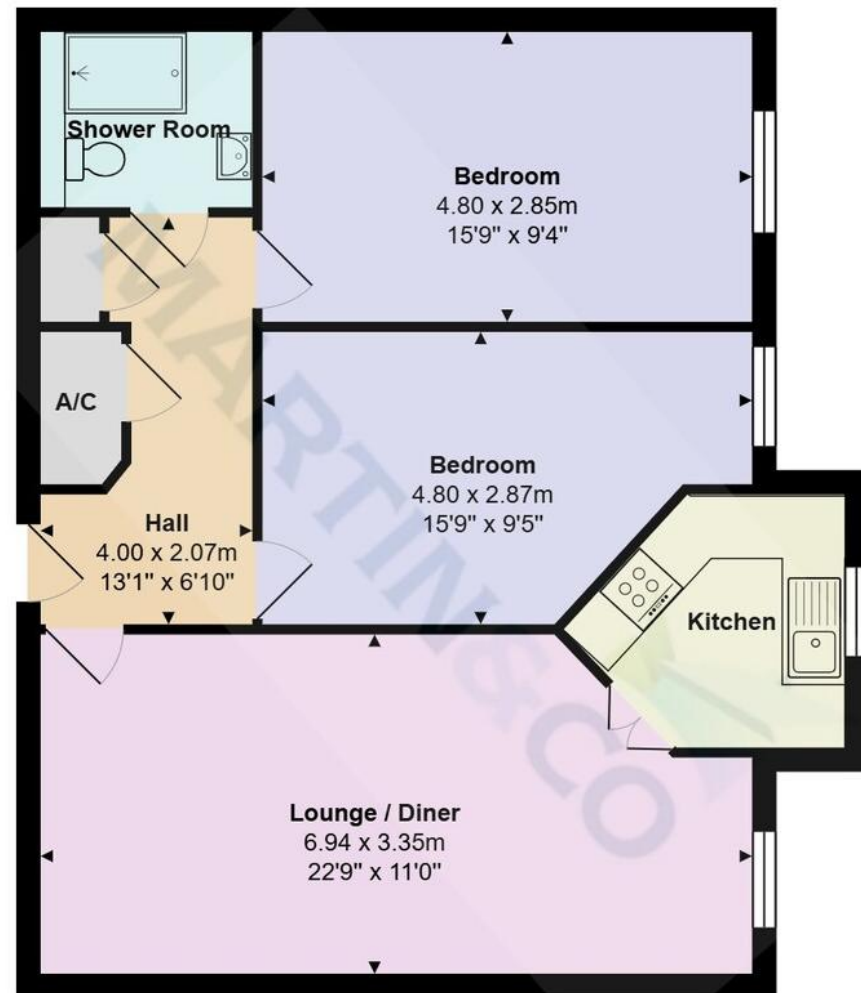


Property Location Southbourne, Bournemouth

One of the property's greatest attractions is undoubtedly its location. Situated on Belle Vue Road in Southbourne, St Mary's Court is conveniently positioned for a range of local shops, cafés and everyday amenities, whilst regular bus services provide easy connections towards Bournemouth, Christchurch and surrounding areas. The highly regarded Southbourne Grove is also close by, offering a good selection of independent shops, cafés and other amenities. For those who enjoy the coast, Southbourne's beautiful clifftop and sandy beaches are within easy reach, providing an opportunity to enjoy seaside walks and the wonderful coastal surroundings that make this part of Bournemouth so desirable.



Total Area: 66.8 m² ... 719 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.

Martin & Co Bournemouth

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Belle Vue Road, Bournemouth

Asking Price Of £125,000





MARTIN&CO

Key features:

Chain Free
Southbourne Location
Retirement Development
Two Bedroom Flat
First Floor
Lift Access
On Site Manager
Double Bedrooms
Communal Laundry
Communal Garden
60's Plus Requirement
Residents Lounge
Assisted Living
Wheelchair Accessible
Guest Suite
Allocated Parking



Why you'll like it

A well-presented two-bedroom retirement apartment situated within the popular St Mary's Court development in the heart of Southbourne, offering comfortable and convenient living with the reassurance of an on-site Estate Manager, 24-hour emergency call system and excellent communal facilities.

This is an excellent opportunity for those looking to enjoy an easier, more relaxed lifestyle within a welcoming and well-maintained retirement community. St Mary's Court is a purpose-built development specifically designed for the over 60s, providing residents with the ideal balance of independence, privacy and peace of mind.

The apartment offers two bedrooms, providing useful flexibility for guests, family or hobbies, together with comfortable living accommodation and a practical layout. The development itself benefits from a pleasant Residents' Lounge, providing an inviting space to meet neighbours and enjoy the social side of community living. There are also communal laundry facilities and a guest suite, making the development particularly convenient for both residents and visiting friends or relatives.

A dedicated Estate Manager is available on site, whilst the 24-hour emergency Appello call system provides additional reassurance whenever it may be required. The development also benefits from lift access and well-maintained communal areas, helping to create a comfortable and accessible environment for residents.

St Mary's Court is a well-established development comprising 44 retirement apartments and has proved popular due to its combination of independent living, supportive facilities and convenient Southbourne position.

Offered with the benefit of no onward chain, where applicable, this is an appealing opportunity for those seeking a comfortable two-bedroom retirement home in a convenient and sociable setting. An internal viewing is highly recommended to fully appreciate the accommodation, facilities and location on offer. Please note that St Mary's Court is a retirement development with an age requirement of 60 years, with specific arrangements applying where the property is purchased by a couple.

Agent's Notes:

Lease: 91 Years Remaining

Annual Service Charge: £4,355

Annual Ground Rent: £522

Council Tax Band: D | EPC: B

Requirements: Over 60's

Allocated Parking Bay

Pets & Holiday Lets: Not Permitted

Management Company: First Port

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.



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

