



ST PETERS COURT, ST PETERS ROAD, BOURNEMOUTH, DORSET, BH1

£83,000 LEASEHOLD

A beautifully presented one bedroom apartment set within this age exclusive town centre development which benefits from modern accommodation throughout, recently redecorate communal areas, laundry room, house manager and resident parking. The popular shops bars and restaurants in the town are just a short walk away as is the beach and good transport links.

Retirement apartment | Purpose built | Third floor | One double bedroom
| Lounge diner | Modern kitchen | Contemporary bathroom | Resident
parking | Pets with permission

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The property is situated on the third floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a large airing cupboard doors to principal rooms.

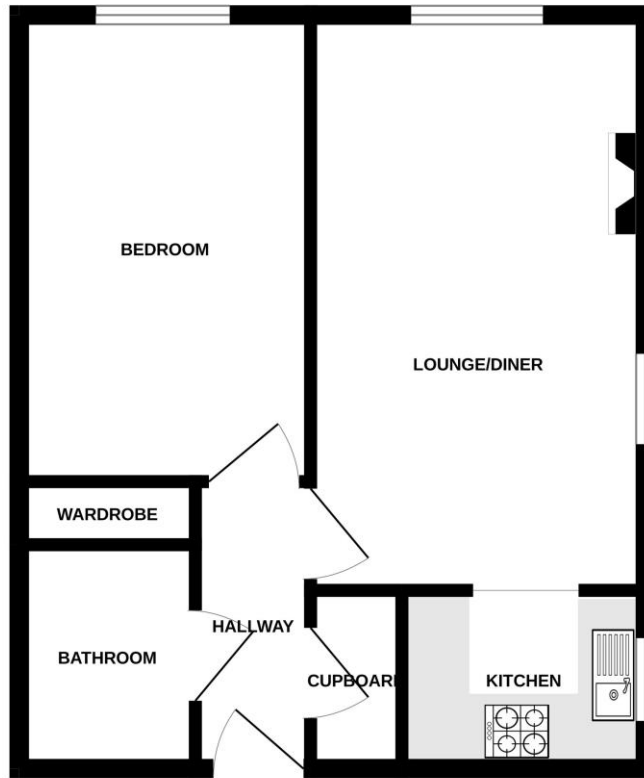
There is a bright lounge diner with dual aspect window is an ample space for dining table. The modern kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and there is a further window in the kitchen.

There is a good size double bedroom which benefits from fitted wardrobes and space for further freestanding furniture. The contemporary shower room benefits from a WC, wash hand, basin and cubicle shower.

There are many onsite facilities such as a communal lounge, laundry with high specification washing machines and tumble dryers and a house manager who assists residents.

Resident parking is available on site.

THIRD FLOOR
427 sq.ft. (39.7 sq.m.) approx.



If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

TOTAL FLOOR AREA: 427 sq.ft. (39.7 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, system as to their operation.

COUNCIL TAX BAND: B

TENURE: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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- Purpose built
- Third floor
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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