



BROMPTON COURT, ST. STEPHENS ROAD, BOURNEMOUTH, DORSET, BH2

£265,000 LEASEHOLD

A very well presented two bedroom ground floor apartment situated in this gated assisted living retirement development. Set in a quiet position close to local amenities and good transport links in Bournemouth. Brompton Court offers luxury retirement living with many on site facilities and benefits.

Gated retirement development | Private entrance | Ground floor | Two double bedrooms | Lounge diner | Contemporary Kitchen | Wet room style bathroom | Resident parking

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 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

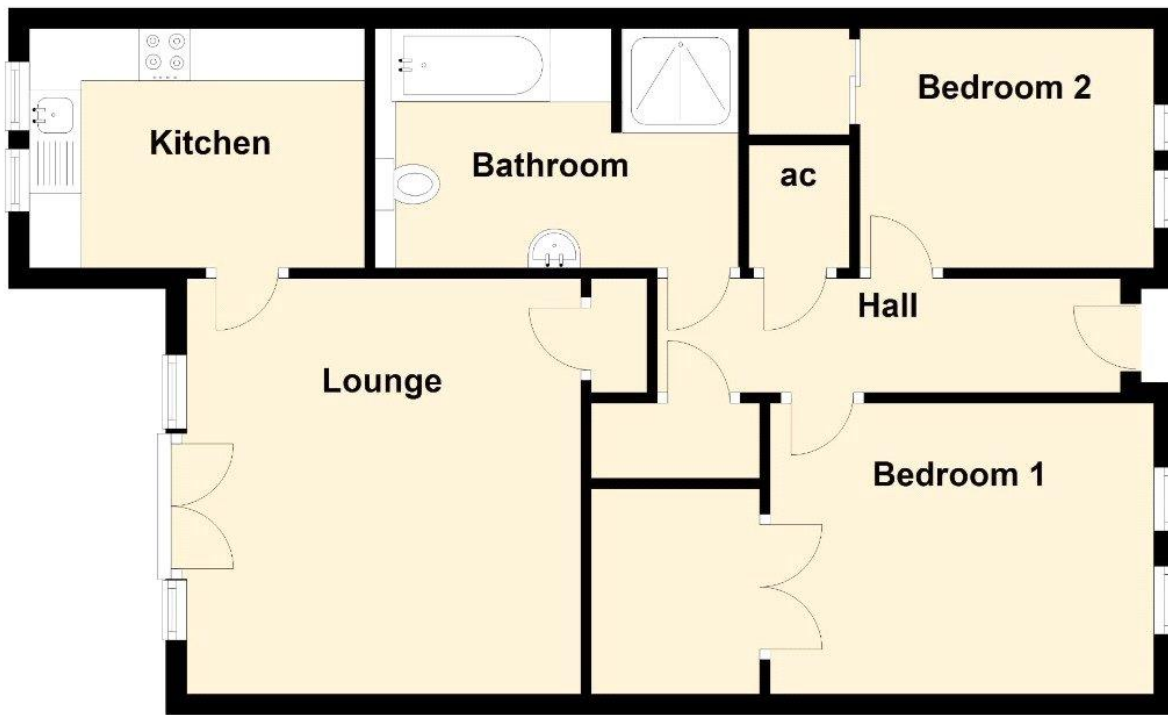
The property is accessed via private entrance which leads into a spacious entrance hall where there are two storage cupboards.

There is a bright lounge diner which enjoys views directly over the manicured communal gardens. The kitchen is a particular feature of the property benefiting from a contemporary range of high gloss white work units, with space and plumbing for a washing machine. There is an integrated slimline dishwasher double oven and fridge and freezer.

The master bedroom is a good size which benefits from a large walk-in wardrobe with dressing area. Bedroom two is also a double room which could be utilised as a guest room or study. The bathroom is part tiled and comprises of a suite to include pedestal wash hand basin, low-level WC, low level easy access bath and wet room style double size shower.

On site facilities include resident parking, the grand hall where residents can meet for coffee, 24 hour on site house managers to assist the residents, laundry room, dining room where a three course lunch is served everyday. The service charge includes 1.5 hours of housekeepers time.

Ground Floor



15 Brompton Court, Bournemouth

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

COUNCIL TAX BAND: E

TENURE: Leasehold 101 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £8785 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
90+	A		
81-91	B		
69-80	C	77	77
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	

AT A GLANCE

- Gated retirement development
- Private entrance
- Ground floor
- Two double bedrooms
- Lounge diner
- Contemporary Kitchen
- Wet room style bathroom
- Resident parking

Westbourne | 01202 767633 |

Winkworth