

**FOR SALE**



**St Peters Road, Bournemouth**  
**Asking Price Of £259,950**

**MARTIN&CO**



## St Peters Road, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £259,950

- Secluded Development of 11 Flats
- Superbly presented
- Secure Underground Parking
- Underfloor Heating

**\*\*SHARE OF FREEHOLD\*\***

Modern apartment located a short walk from shops, restaurants and local amenities on the Old Christchurch Road in Bournemouth Town Centre. It sits on the fourth floor of an instantly recognizable and select development of just 11 beautifully designed homes, all benefiting from secure underground parking via a unique motorized rack system, a lift and spiral staircase (serving all floors).

This modern apartment is decorated throughout in soft shades, creating an incredible feeling of light and space. This feeling is further enhanced by a stunning glass-block wall that is the main feature of the stylish open plan kitchen/living space. Both bedrooms are generous doubles situated at the rear of the building with the master benefitting from useful built-in wardrobes and its own private en-suite shower room. The kitchen is fitted with a range of sleek gloss units with contrasting granite worktops. Integrated appliances include a fridge, freezer and dishwasher as well as the oven and hob.

The open plan living space is designed in such a way that there is plenty of space for a large dining table sofa and TV and access out onto your own private glass balcony.



**COMMUNAL ENTRANCE** Secure entry system. Stairs and lift to second floor. Private entrance door to flat.

**ENTRANCE HALL** Telecom phone entry system. Double storage cupboard also housing electric meter and fuses. Double utility cupboard housing Glow Worm gas combination boiler and with space for washing machine. Double doors to living/dining room, doors to bedrooms and bathroom. Wall mounted under floor heating thermostat. Neutral carpets throughout. Plain set ceiling. Inset ceiling down lights.

**LIVING / DINING ROOM 14' 10" x 18' 11" (4.52m x 5.77m)** Feature curved glass block wall to side aerial point. Wall mounted under floor heating thermostat. Carpeted floor. Double glazed sliding patio doors to private balcony. Plain set ceiling. Inset ceiling down lights. Open plan to kitchen.

**BALCONY** Glass panelled east facing balcony.

**KITCHEN 9' 1" x 7' 4" (2.77m x 2.24m)** Tiled floor. Range of gloss effect, modern kitchen units. Black granite work surface with coordinated splash back. Inset stainless steel sink with mixer tap. Fitted Neff oven, inset Neff electric hob with extractor hood over. Integrated Neff dishwasher, fridge and freezer. Under cupboard lighting. Plain set ceiling. Inset ceiling down lights. Ceiling mounted extractor fan.

**BEDROOM ONE 12' 2" x 11' 7" (3.71m x 3.53m)** Double glazed window to rear aspect. Built in wardrobe with internal hanging rail and shelving. Telephone point. Wall mounted under floor heating thermostat. Carpeted floor. Plain set ceiling. Inset ceiling down lights. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM** Tiled floor with under floor heating. Double glazed window to side aspect. Chrome ladder style radiator. Low level WC with concealed cistern. Wash basin with mixer tap. Wall mounted mirror. Extra width shower cubicle with wall mounted Grohe mains shower. Tiled splash backs.



Plain set ceiling. Inset ceiling down lights. Ceiling mounted extractor fan.

**BEDROOM TWO 10' 8" x 9' 4" (3.25m x 2.84m)**

Double glazed window to rear aspect. Built in wardrobe with internal hanging rail and shelving. TV aerial point. Wall mounted under floor heating thermostat. Plain set ceiling. Inset ceiling down lights.

**BATHROOM**

Tiled floor with under floor heating. Chrome ladder style radiator. Low level WC. Vanity unit with inset wash basin, mixer tap and cupboards below. Wall mounted mirror with light over. Bath with central mixer tap, wall controls and shower attachment. Wall mirror and tiled splash backs. Plain set ceiling. Inset ceiling down lights. Ceiling mounted extractor fan.

**ALLOCATED PARKING** A secure parking garage can be accessed at the front of the property where one allocated space can be found for this property.

**Tenure: Share of Freehold**  
**Annual Service Charge: £2,000**  
**Annual Maintenance Charge: £500**  
**Ground Rent: £0**  
**Council Tax Band C**

**DISTANCES:**  
 400 mts to A338 Wessex Way  
 500 mts to Award-Winning Sandy Beaches  
 500 mts to Bournemouth Pier  
 500 mts to Bournemouth High Street  
 900 mts to Meyrick Park & Golf Course  
 4.0 km to Castle Point Shopping Centre  
 7.0 km to Bournemouth International Airport  
 8.0 km to Hengistbury Nature Reserve

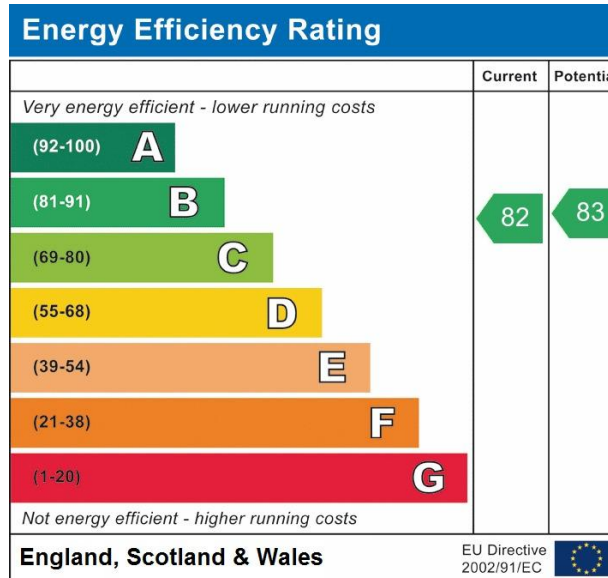
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 be pleased to 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.

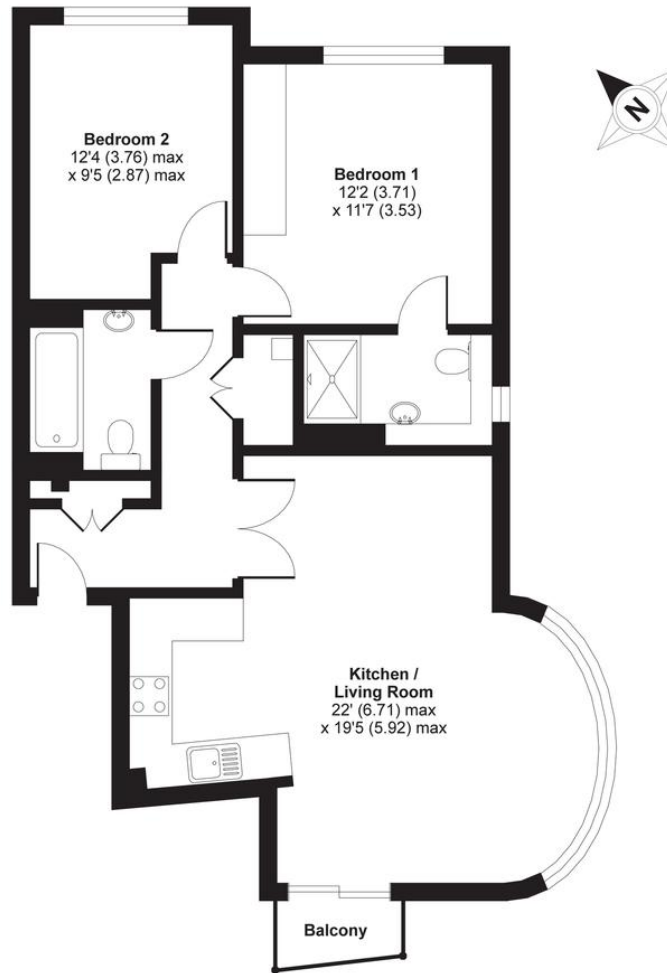
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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 nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





APPROX. GROSS INTERNAL FLOOR AREA 800 SQ FT 74.3 SQ METRES



## Martin & Co Bournemouth

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**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.