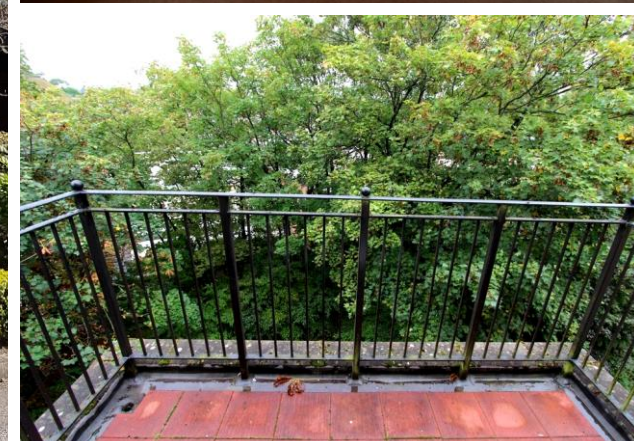


**FOR SALE**



**St Peters Road, Bournemouth**  
**Asking Price Of £260,000**

  
**MARTIN & CO**



## St Peters Road, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £260,000

- SHARE OF FREEHOLD
- NO FORWARD CHAIN
- TOWN CENTRE LOCATION
- PARKING & PRIVATE BALCONY
- TENANT IN SITU
- EXCELLENT RENTAL YIELD

An impressive 70.00 sqm two double bedroom apartment on 3rd floor, located in sought after secluded purpose-built development in Bournemouth town centre. This bright and spacious apartment offers very well-planned accommodation with its own private balcony that overlooks peaceful gardens. The large central reception hall provides access to the principal rooms and offers plenty of useful storage. Bournemouth's mainline train station and travel interchange are within 1 mile, while a regular bus service is just 400 metres away on either Bath Road or Old Christchurch Road.

The bustling heart of Bournemouth Town Centre and award winning sandy beaches and famous pier are both approximately 800 metres distant with the International Airport being just 7 miles away.

Tenant in situ. Long lease. No forward chain.

**ENTRANCE HALL 16' 4" x 9' 10" (5.00m x 3.00m)**

Large hallway with white textured emulsion with white coving ceiling with chrome bar light, wall mounted radiator, entry phone, light brown fitted carpet, two separate fitted cupboards.



**KITCHEN 8' 6" x 8' 2" (2.60m x 2.50m)**

A large separate kitchen with white emulsion ceiling with light fittings and under unit strip lights, walls in white ceramic tiles with floral pattern, cream ceramic tiles flooring, a white UPVC window with double glazed glass, selection of cream and wood veneered wall mounted and base units with grey metal handles and matching kick boards and casements, wood laminated worktops, white sink, extractor fan, one, fridge freezer, hob and washing machine.

**LIVING ROOM 18' 8" x 10' 9" (5.70m x 3.30m)**

Spacious and bright living room with white emulsion ceiling with two brass effect lights, two wall mounted radiators, light brown fitted carpet, white UPVC window with double glazed glass, cream painted decorative fireplace with electric fire, direct access to the balcony.

**BALCONY 9' 2" x 4' 5" (2.80m x 1.35m)**

White UPVC balcony doors with red tile flooring and black painted railings.

**BEDROOM 1 14' 9" x 9' 10" (4.50m x 3.00m)**

A very large bedroom with white textured with chrome bar light fittings, wall mounted radiator, light brown fitted carpet, white UPVC window with double glazed glass.

**ENSUITE 5' 6" x 4' 7" (1.70m x 1.40m)**

Glass shower cubicle with chrome frame and white shower tray, white emulsion ceiling, white and grey ceramic tiles walls, wall mounted radiator, extractor fan, shavers socket, grey tile pattern vinyl flooring, white veneer vanity unit, ceramic toilet, ceramic wash basin.

**BEDROOM 2 13' 1" x 10' 9" (4.00m x 3.30m)**

A very large bedroom with white textured with chrome bar light fitting, wall mounted radiator, light brown fitted carpet, white UPVC window with double glazed glass and wood veneer fitted wardrobe.



BATHROOM 6' 6" x 5' 6" (2.00m x 1.70m)

White acrylic bath and side panel with glass shower screen, white emulsion ceiling, white ceramic tiles wall, wall mounted radiator, extractor fan, shavers socket, grey tile pattern vinyl flooring, white vanity shelf, ceramic toilet, ceramic wash basin.

**PARKING**

Allocated parking for one car with permit. There are also visitors parking available.

**Tenure: Share of Freehold**

**Annual Service Charge: £1,908.20**

**Term of Lease: 999 years from 1 April 1999**

**Years Remaining: 977**

**Council Tax Band: E**

**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.

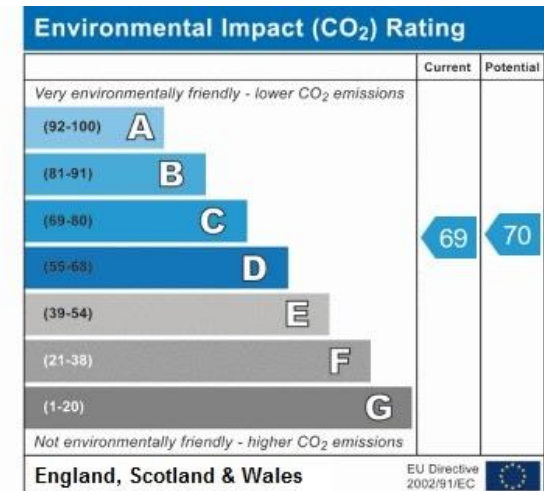
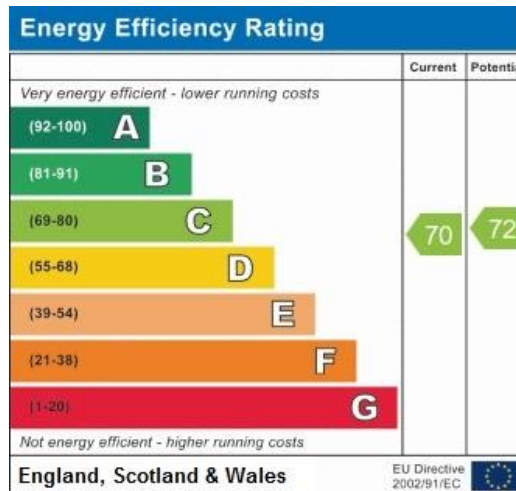
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

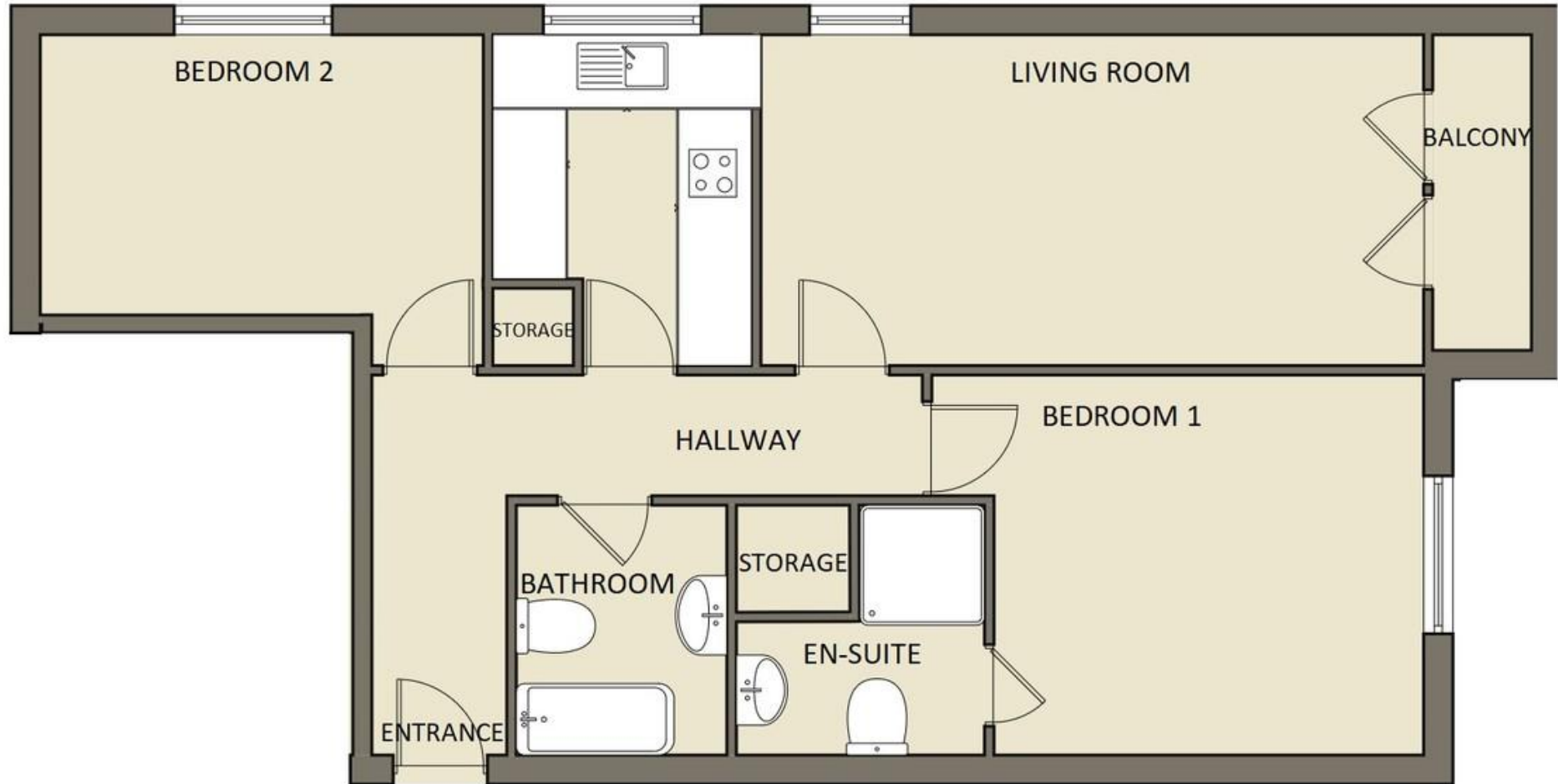
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.







## 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.