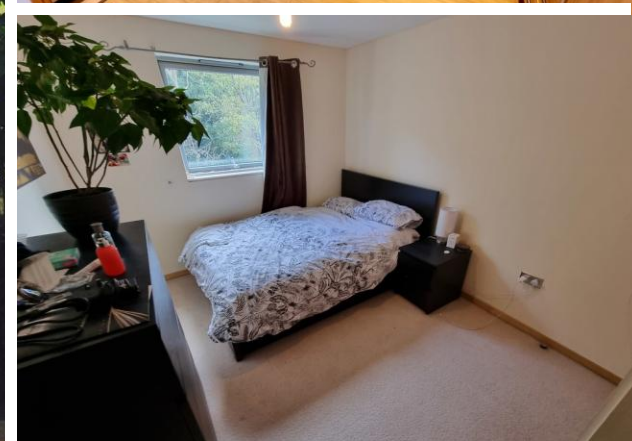


FOR SALE



St Peters Road, Bournemouth
Asking Price Of £259,000


MARTIN & CO

St Peters Road, Bournemouth

2 Bedrooms, 2 Bathrooms

Asking Price Of £259,000

- VERY LONG LEASE 979 YEARS
- 5TH FLOOR, LIFT ACCESS
- CORNER GLASS WALL
- NO FORWARD CHAIN
- TENANT IN SITU
- EXCELLENT RENT RETURN



The Pinnacle is an architect designed purpose built block of one, two and three bedroom apartments all, in the heart of the town centre, with secure underground parking and communal gardens, approximately half a mile from Bournemouth's award winning sandy beaches, the beautiful Bournemouth Gardens, the Pier and diverse range of shops, bars and restaurants. The train station is within one mile whilst the airport is approximately six miles distant.



An impressive 89.00 sq m / 960.00 sq ft two double bedroom apartment on the fifth floor with lift access. The property benefits from an en-suite, electric underfloor and ceiling heating, phone entry system, spacious living room with panoramic views of the city and secure allocated parking for one car.

HALLWAY 17' 6" x 17' 1" (5.344m x 5.212m)

Spacious "L" shaped hallway with access to storage and airing cupboard. Telecom phone entry system. Underfloor and overhead thermostat. The hall benefits from carpeted flooring throughout, painted walls and smooth plastered ceiling with inset LED spotlights.

LIVING ROOM 19' 10" x 13' 2" (6.05m x 4.01m)

A spacious and cosy room benefiting from floor to ceiling windows to double aspects offering views of Bournemouth town. Fitted carpeted flooring throughout, TV point, underfloor and overhead heating control, inset ceiling light points, with access to the kitchen and hallway.

KITCHEN 11' 8" x 6' 9" (3.56m x 2.06m)

Fully fitted kitchen with integrated oven hob and filter hood and built-in dishwasher washing machine fridge and freezer. A range of overhead and under counter units with wood effect doors and a imitation stone laminate worktop, upstands, and splash back. Wood effect flooring, painted walls and smooth plastered ceiling.

BEDROOM 1 12' 9" x 10' 8" (3.89m x 3.25m)

A large double bedroom with double glazed window to side aspect, built in double doors wardrobe with hanging space and shelving, fitted carpet flooring, TV aerial point, underfloor and overhead heating and access to en-suite shower room.

ENSUITE 12' 9" x 10' 8" (3.89m x 3.25m)

Shower cubicle with thermostat shower mixer and riser rail, inset wash hand basin and WC. Part tiled walls and vanity unit, low level WC, mounted towel radiator and laminate wood flooring.

BEDROOM 2 12' 3" x 9' 5" (3.73m x 2.87m)

Generous double bedroom with side aspect double glazed window. The room includes a large built in wardrobe, fitted carpet flooring, underfloor and overhead heating controlled by wall mounted thermostat. Smooth ceiling with inset downlights.



BATHROOM 7' 2" x 6' 9" (2.18m x 2.06m)

White bath tub with white side panel and with mixer tap and shower riser rail, walls tiled with ceramic, inset wash hand basin with mixer tap over, wall mounted mirror, low level W.C, heated towel rail, extractor fan.

PARKING

Secure parking.
Allocated parking for one car and plentiful of visitor's parking.

Tenure: Leasehold.

Lease of 999 years from 01.11.2001.

Approximately 979 years remaining.

Annual Service Charge is £2,978.

Annual Ground Rent is £307.

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.

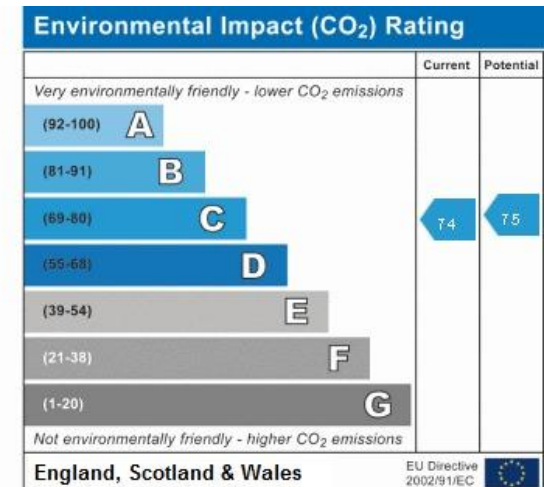
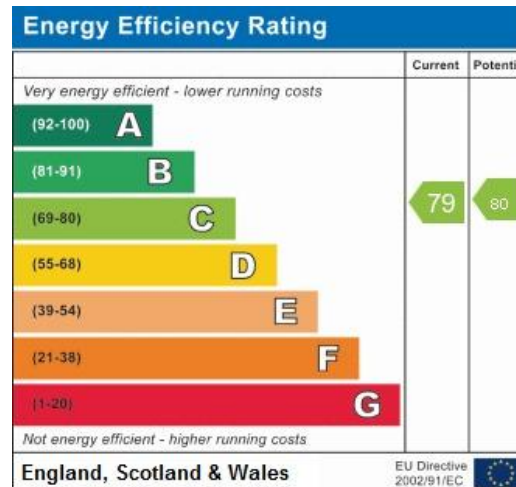
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

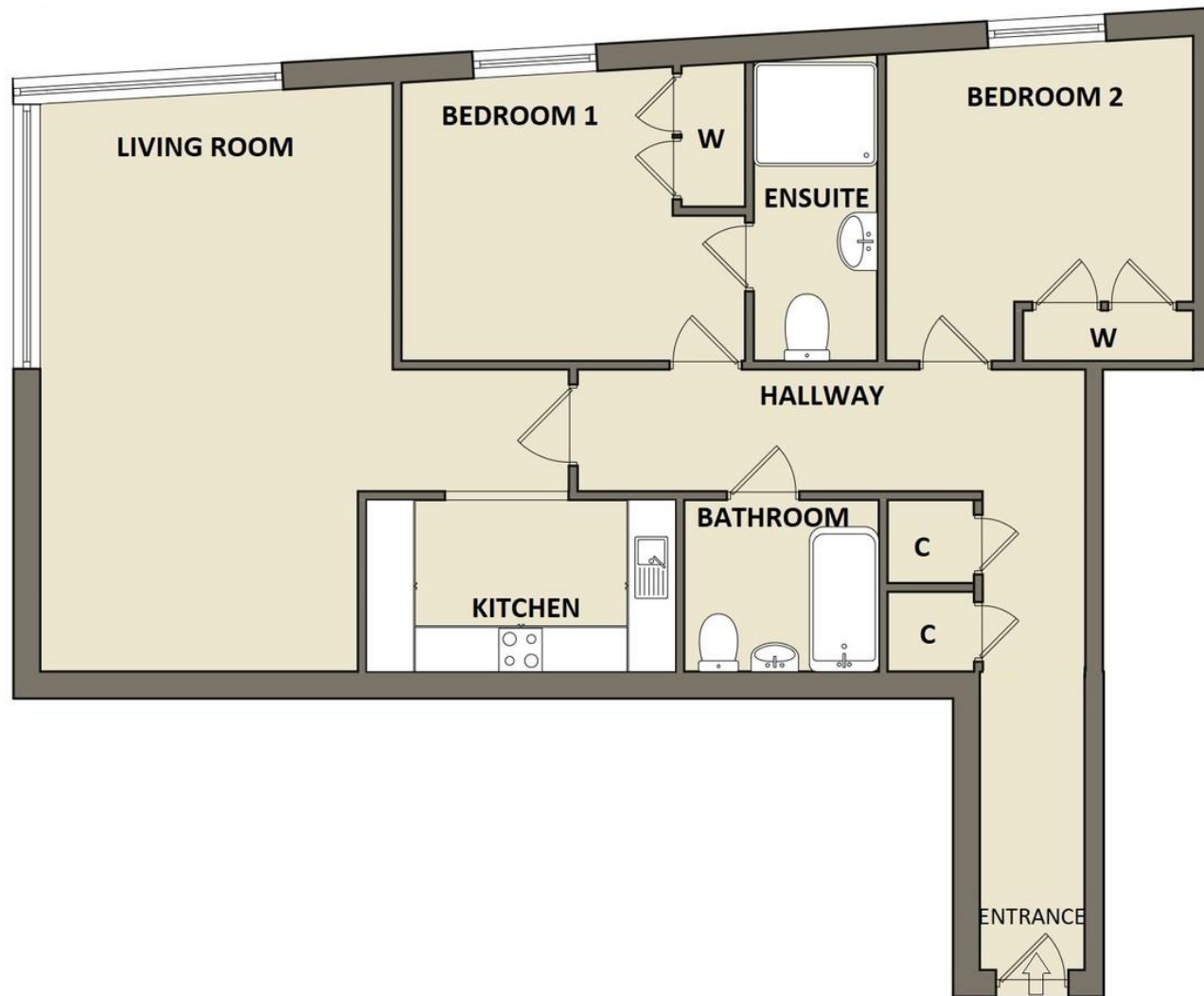
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.





FRIDAY 9TH JI



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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.