

**FOR SALE**



**St Peters Road, Bournemouth**  
**Asking Price Of £245,000**

  
**MARTIN & CO**





## St Peters Road, Bournemouth

2 Bedrooms, 2 Bathrooms

Asking Price Of £245,000

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

- ✓ Select Development Of 11 Flats
- ✓ Secure Underground Parking
- ✓ Private Balcony
- ✓ Underfloor Heating
- ✓ No Chain

Discover a modern apartment nestled in the heart of Bournemouth Town Centre, mere steps away from award-winning sandy beaches, an array of shops, restaurants, and local amenities along the esteemed Old Christchurch Road.

This exceptional residence occupies the second floor of an instantly recognizable and exclusive development, featuring only 11 exquisitely designed apartments. Residents of this coveted address enjoy the convenience of allocated secure underground parking, facilitated by a unique motorized rack system. Access to all floors is effortless via a lift or a captivating spiral staircase.

A grand communal entrance, equipped with a secure entry system, sets the tone for an elevated living experience. Stepping into the entrance hall, one is greeted by refined details, including a telecom phone entry system. Storage solutions abound, with a double storage cupboard accommodating the electric meter and fuses, and a double utility cupboard thoughtfully designed to house a 2021 newly fitted Glow Worm gas combination boiler with a 7 year guarantee and space for a washing machine.





Double doors lead to the elegant open plan living room. The kitchen is a testament to contemporary design, which has been thoughtfully designed to accommodate showcasing sleek gloss units complemented by a large dining table, comfortable seating, and a TV, contrasting black quartz worktops and splashback. Integrated appliances, including a fridge - freezer, dishwasher, oven and hob, offer both functionality and style. A striking glass-block wall takes centre stage in the stylish open plan living room, which effortlessly flows to a private glass balcony through double glazed sliding patio doors.

Throughout this modern abode, underfloor heating ensures warmth and comfort, while a tasteful decor in soft shades creates an ambiance of spaciousness and light.

The generously proportioned bedrooms, both featuring double glazed windows, are nestled at the rear of the property, ensuring tranquillity and privacy. The master bedroom boasts the added convenience of built-in wardrobes and a private en-suite contemporary shower room, adding a touch of luxury to daily routines.

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Completing the ensemble, a contemporary-style bathroom adorned with tiled flooring and equipped with underfloor heating offers a sophisticated bathing experience.

This remarkable property presents a harmonious blend of style, comfort, and functionality, creating an exceptional living environment. Embrace the contemporary elegance of this apartment, with its meticulous attention to detail and luxurious amenities that elevate the concept of modern living.



**Living Room 19' 0" X 13' 9" (5.80m X 4.20m)**  
**Kitchen 9' 2" X 7' 6" (2.80m X 2.30m)**  
**Bedroom (1) 12' 1" X 11' 9" (3.70m X 3.60m)**  
**Ensuite 8' 2" X 3' 7" (2.50m X 1.10m)**  
**Bedroom (2) 12' 9" X 9' 6" (3.90m X 2.90m)**  
**Bathroom 6' 6" X 5' 6" (2.00m X 1.70m)**  
**Entrance Hall**  
**Balcony**  
**Parking**

**Tenure: Share of Freehold**  
**Lease 125 years from 1 January 2014**  
**Extension process to 999 years PAID**  
**Annual Service Charge: £4,345.12**  
**Ground Rent: £0**  
**Council Tax Band D**  
**No Chain**

**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.

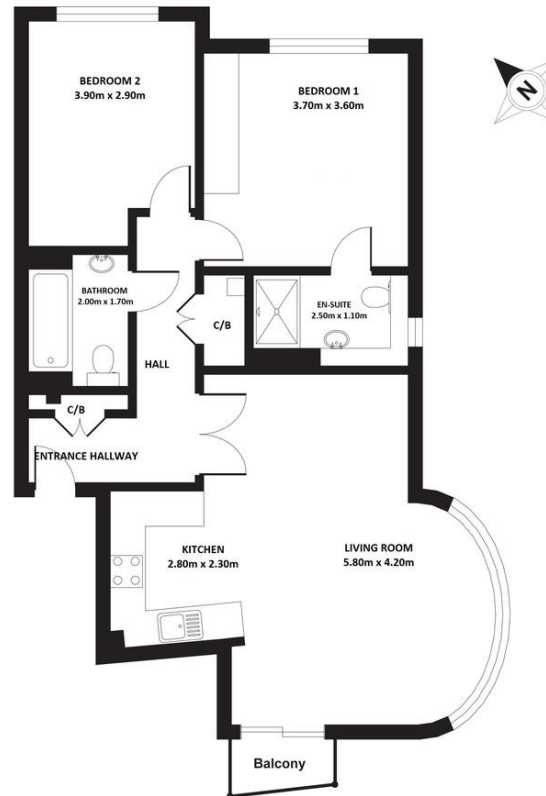
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## St. Peters Road, Bournemouth, BH1

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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