

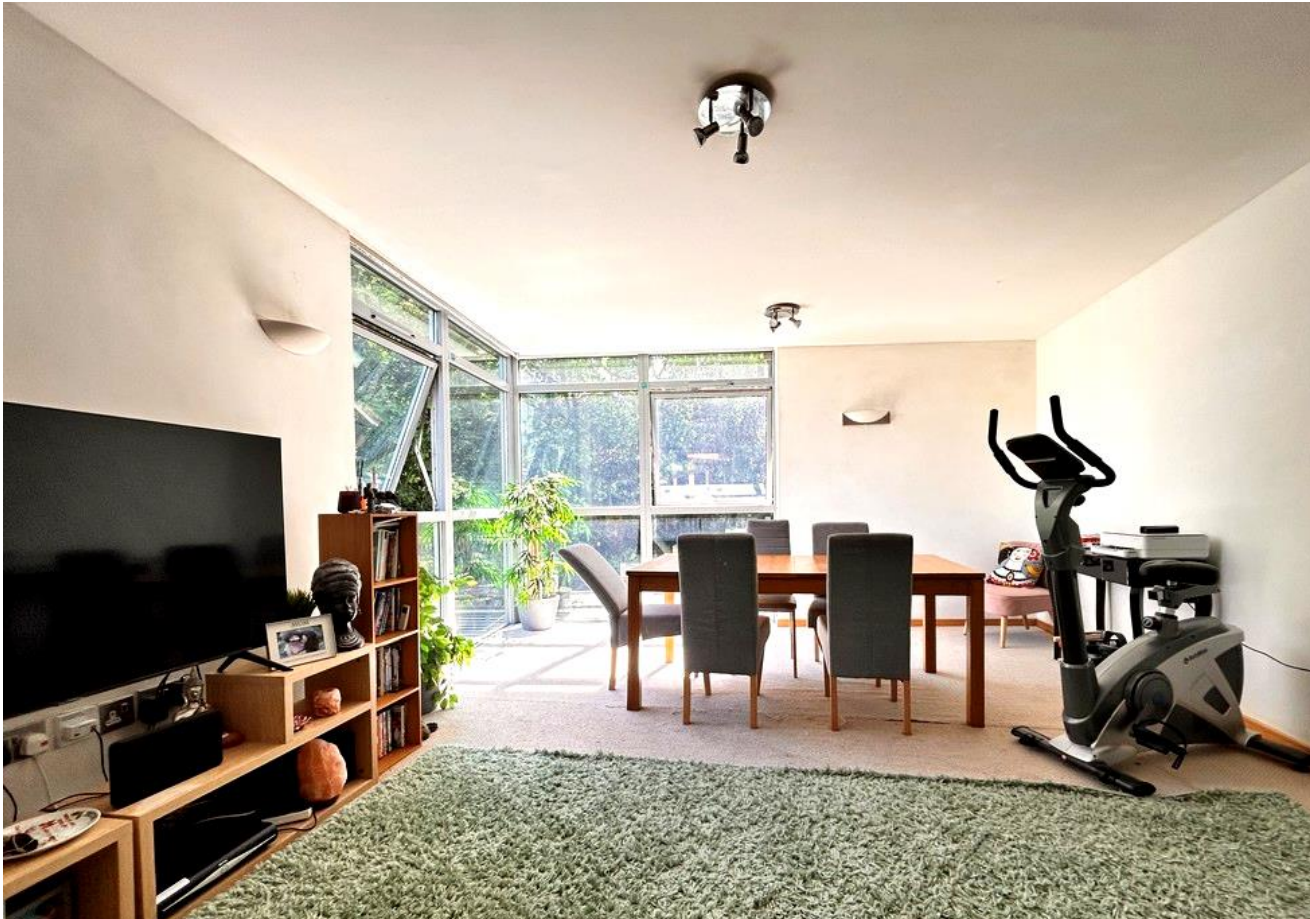
**FOR SALE**



**St Peters Road, Bournemouth**  
**Asking Price Of £254,000**



  
**MARTIN & CO**



## St Peters Road, Bournemouth

2 Bedrooms, 2 Bathroom

Asking Price Of £254,000

- LONG LEASE OF 976 YEARS
- 2ND FLOOR APARTMENT
- DOUBLE BEDROOMS
- SECURE GATED PARKING
- CHAIN FREE

Ideally positioned in a central location is this 2nd-floor apartment in a modern contemporary building in the heart of Bournemouth Town Centre.

This modern property boasts a long lease of 976 years remaining and benefits from 958 sqft of internal living space.

The communal areas are well maintained with lift service to all floors, access to the bin store and secure parking.

As we enter the property we step straight into the hallway that leads us to all principle rooms in the apartment. There are two cupboards that offer plenty of storage for all the household items.

Both bedrooms are doubles with one benefiting from an En-Suite Shower room making life easier day to day. The bedrooms are both carpeted, have built in storage and offer a decent level of space for both adults or children.



The family bathroom boast a full size tub with friends and is the perfect opportunity for shower attachment over the bath. There is a white professionals, singles, couples, or small families W/C, white hand wash basin heated towel rail and looking for a central location. easy to maintain walls and floor.

The kitchen is a good size and offers all the space stores, bars, restaurants, and the attractions of you need to cook up a treat for your loved ones and Bournemouth gardens, pier, and beaches, this guests. With integrated appliances including property is perfect for those who enjoy a vibrant dishwasher, washing machine, oven, hob, and bustling lifestyle. Bournemouth Train Station extractor fan and Fridge/Freezer. There is plenty or and motorways are also within reach for easy work surface space vinyl flooring and the kitchen is access to transport. semi-open plan to the lounge diner.

The lounge offers comfortable living space with presents a fantastic opportunity to create your one corner of the room boasting large floor to dream home in a sought-after location. ceiling windows.

The room offers space for a dining table, sofas, - schedule a visit today! coffee table and all important T.V. Enjoy many evenings in this wonderful space with family and



**Agent Notes**

**Tenure – Leasehold**

**Lease Length – 976 years remaining**

**Service charge – £4,200**

**Ground Rent – £398.86**

**Holiday lets - Not Permitted**

**Pets permitted – Not Permitted**

**All Mains are connected.**

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 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.

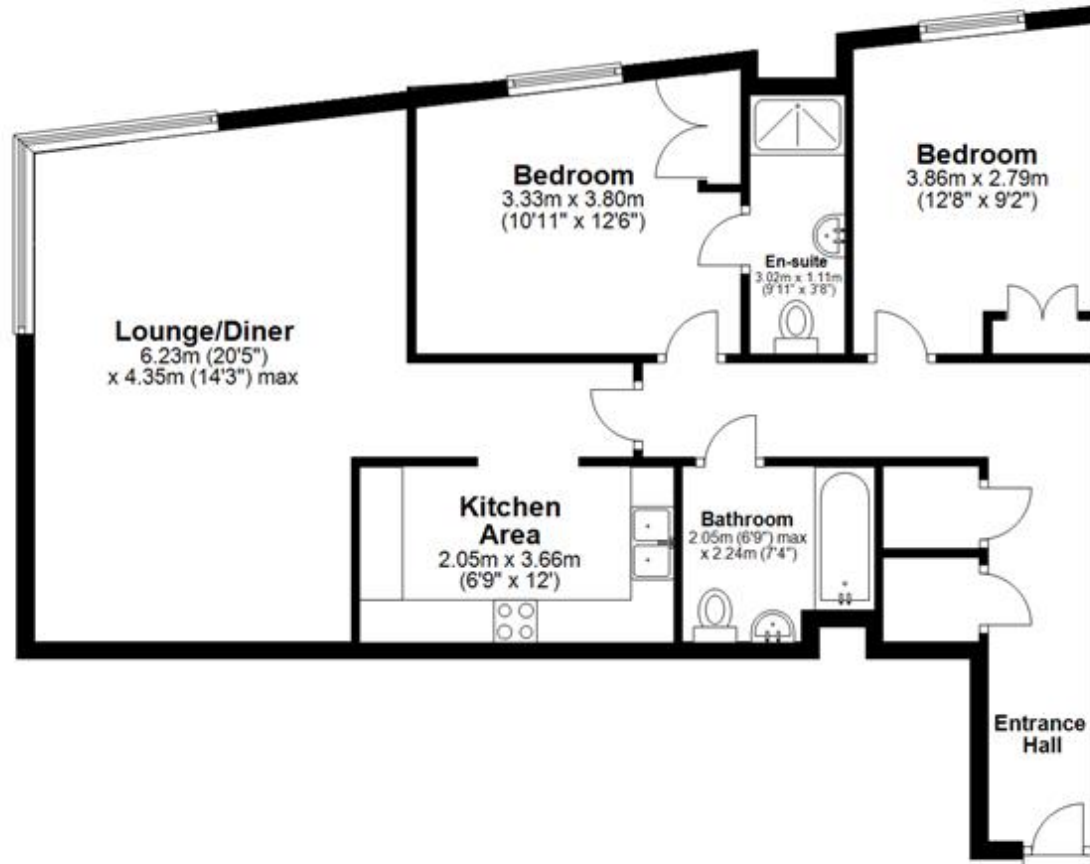
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Second Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

## Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: [bournemouth@martinco.com](mailto:bournemouth@martinco.com)

# 01202559922

<http://www.bournemouth.martinco.com>

  
**MARTIN&CO**

**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.

