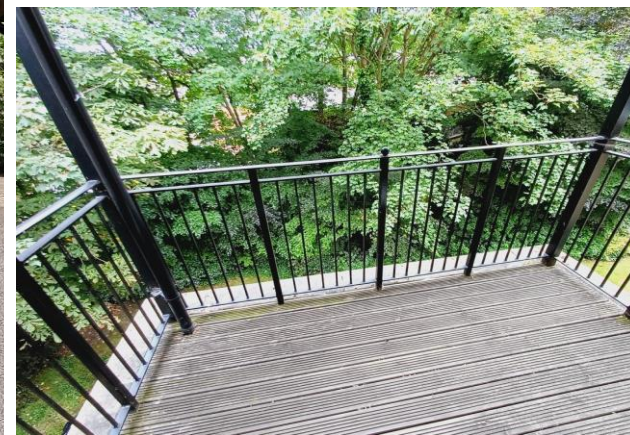


FOR SALE



St Peters Road, Bournemouth
£240,000


MARTIN & CO

St Peters Road, Bournemouth

2 Bedrooms, 2 Bathroom

£240,000

- SHARE OF THE FREEHOLD
- LONG LEASE OF 974 YEARS
- SECOND FLOOR APARTMENT
- DOUBLE BEDROOMS
- ONE ALLOCATED PARKING SPACE



Welcomed to the market by Martin and Co is this Second Floor Apartment located in a popular, secure gated development in Bournemouth Town Centre. Offering key and fob entry to the buildings and lift access to all floors.

Step in to the property and find yourself in the entrance hallway that leads to all principal rooms in the property.

There is an intercom system for added security, and two store cupboards for all the household items.

The master bedroom offers plenty of room for a king size bed, wardrobes and more. The master bedroom is carpeted and has the added bonus of its very own ensuite with walking shower unit, hand wash basin and W/C.

The second bedroom is a good size and sits opposite the main bathroom. The bedroom offers carpeted floors and plenty of space for bedroom furniture including a wall of wardrobes and vanity unity.



The main bathroom offers a 3-piece suite including full size bathtub, shower over bath, shower screen, hand wash basin, and W/C. There is also a vanity cupboard, mirror and radiator.

The property is situated a short walk from the local amenities and attractions of Bournemouth, Bournemouth Pier and the Blue Flag Award-Winning Sandy Beaches.

The lounge is a warm space with a carpeted floor and feature fireplace. Step out the door on to your very own balcony with views of the well-tended gardens. It makes the ideal entertaining space for your family and guests.

Agent's Notes:

Tenure: SHARE OF THE FREEHOLD

Length of lease: 974 Years Remaining

Annual ground rent amount: £0.00

Annual service charge amount: £2194.00

Council tax band: E

Pets: Not Permitted

Holiday Lets: Not Permitted

Main services are connected.

Cook up a treat in the kitchen which boasts ample cupboard space both over and under counter. There is plenty of space for all the appliances including fridge and freezer, oven, gas hob, washing machine and dishwasher.

The property has one underground allocated off street parking space and there is a visitor permit for parking in the development.



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.

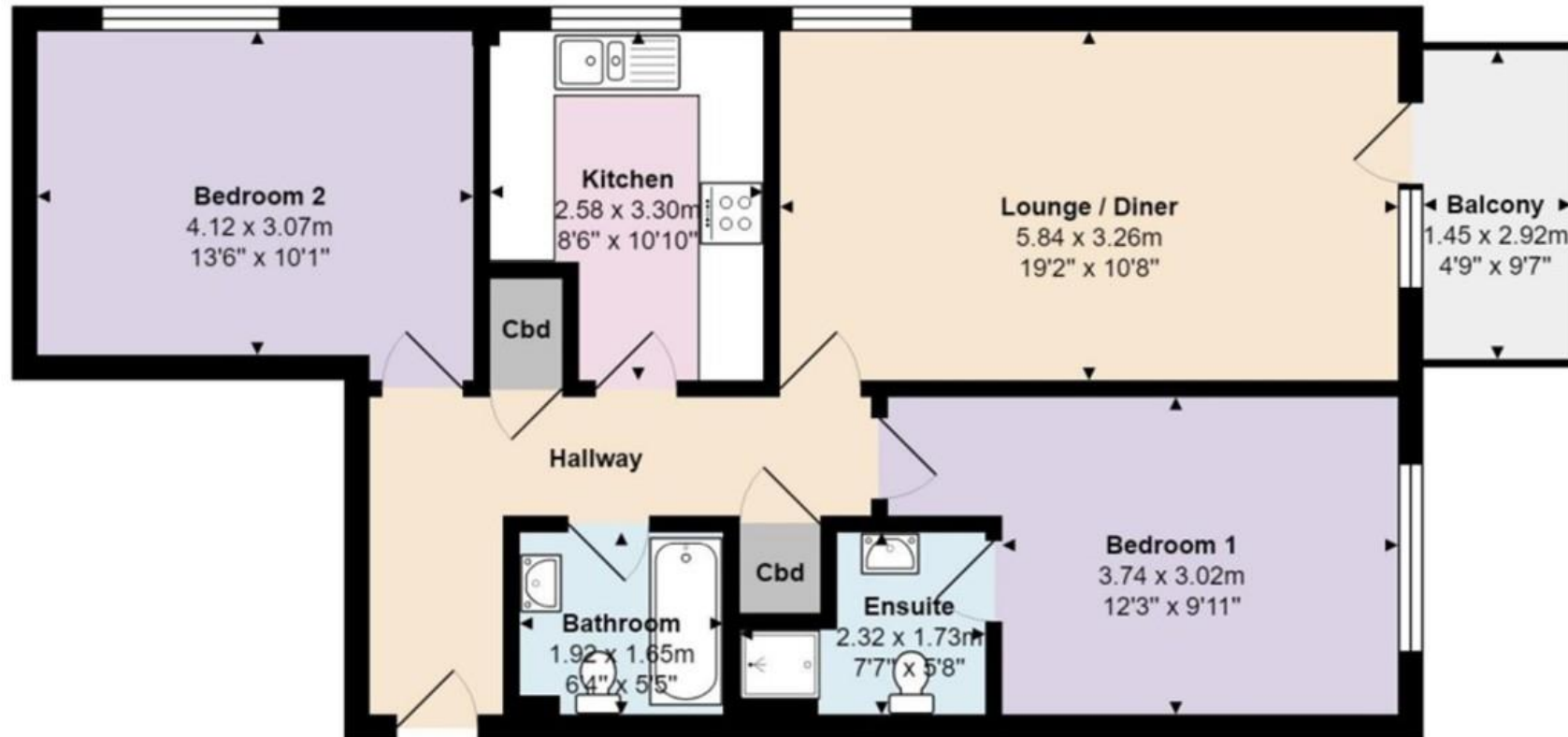
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.



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



Total Area: 70.0 m² ... 753 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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.



HEIGHT RESTRICTION
2.2m

RE54 EDA