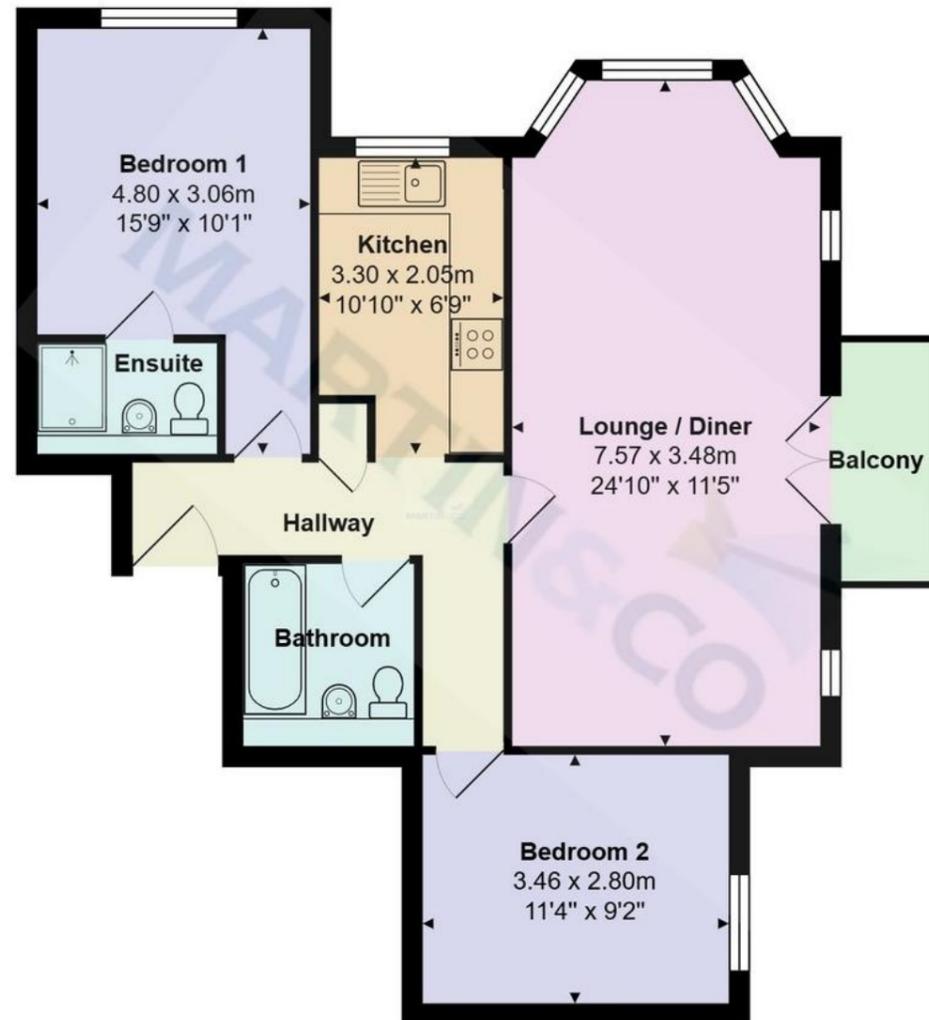


## Property Location Bournemouth



Total Area: 68.9 m<sup>2</sup> ... 741 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**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.



## St Stephen's Road, Bournemouth

Asking Price Of £230,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

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



Chain Free

Top Floor

Lift Access

Gated Parking

Stunning Views

Balcony

Long Lease

Central Location

High EPC Rating

Two Bathrooms



### Why you'll like it

**\*\*CHAIN FREE\*\*** Positioned on the top floor of a well-maintained development in the very heart of Bournemouth, this superb two-bedroom, two-bathroom apartment offers an exceptional opportunity to acquire a beautifully located home with truly breathtaking views. Offered chain free and benefiting from a long lease, the property combines convenience, comfort and a spectacular outlook that is rarely available in such a central position.

From its elevated top-floor setting, the apartment enjoys stunning panoramic views across Bournemouth, creating a remarkable sense of space and light throughout. The outlook is a genuine highlight of the property and can be appreciated from the main living areas, where large windows frame the scenery and allow natural light to flood the interior. The far-reaching views are truly impressive and provide a constantly changing backdrop, from vibrant daytime vistas to beautiful evening sunsets.

The accommodation is well arranged and comprises a generous living and dining area that makes the most of the spectacular elevated aspect, a well-appointed kitchen, two good-sized double bedrooms, and two bathrooms, including an en-suite to the principal bedroom. The layout makes the apartment ideal for both full-time living and as a lock-up-and-leave coastal home.

Despite being located on the top floor, the building is equipped with a lift, ensuring easy and convenient access. Residents also benefit from secure gated parking, adding an additional level of practicality and peace of mind.

Bourneview Court is superbly positioned on St Stephen's Road, placing you just moments from Bournemouth's vibrant town centre. A wide array of shops, restaurants, cafés and leisure facilities are all within easy walking distance, as are Bournemouth's award-winning sandy beaches and beautiful gardens. The location offers the perfect balance between coastal living and everyday convenience, with excellent transport links also nearby.

Combining a central location, secure parking, lift access and spectacular elevated views, this top-floor apartment represents a rare opportunity to secure a bright and spacious home in one of Bournemouth's most convenient and sought-after positions. The stunning views alone make this property truly special and must be seen to be fully appreciated.

#### Agent's Notes:

Tenure - Leasehold  
 Lease: 174 years  
 Service Charge: £1612 Per Year  
 Ground Rent: £125 Per Year  
 Council Tax Band - D  
 EPC - C



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

