



EDWARDS  
ESTATE AGENTS

Brompton Court  
St Stephens Road, BOURNEMOUTH, BH2 6JS

# Brompton Court

St Stephens Road, BOURNEMOUTH  
BH2 6JS

Guide Price £270,000

- No Chain/Vacant Possession
- Second Floor Apartment
- Warden Assisted Development
- Central Bournemouth Position
- Fabulous Dual Aspect Sitting Room
- Two Double Bedrooms
- Large Bathroom & Fully Fitted Kitchen/Diner
- Extensive Storage

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**A wonderful, large and welcoming reception hall and fantastic central location are just two features of this beautifully maintained and stylish warden assisted apartment, arguably in Bournemouth's most sought after development.**

Brompton Court is positioned in the very heart of the town centre with a private residents lift that takes you down to Bourne Avenue; from here the central Square is approximately 200 metres away through Bournemouth's stunning ornamental gardens.

Offered for sale is a delightful third floor (with a lift) spacious apartment in the original part of the building, giving it lovely room sizes and proportions.

From the principal rooms you enjoy elevated and interesting views, being able to watch the world come and go.

The wonderful dual aspect sitting room has a focal point electric fire and glazed door to the kitchen/diner. The kitchen/diner is fitted in a range of medium oak style units with built-in oven hob and extractor fan, washer dryer fridge and freezer.

Both bedrooms are good double rooms with the master having a comprehensive range of built-in wardrobes.

Features include a very large and well-equipped bathroom with separate over bath shower unit, a 24 hour care line, very useful walk-in storage cupboard, double glazing and heating.

#### Brompton Court General Details

Constructed by Bovis Homes Ltd. Completed 2000

Comprising of:

- 51 x two bedroomed apartments
- 10 x one bedroomed apartments and
- 5 x bungalows

#### Services

Duty manager on site 24/7. Emergency callouts between 11pm and 7.00am. One and half hours service time per week. Restaurant facility offering a three course lunch every day. Family and friends welcome. Handyman. Laundry service.

#### Facilities

Lift access to all levels, lounge, dining room, guest suite, hobbies room, landscaped gardens with patio area, buggy store and car parking. Secure door entry. Emergency alarm call system.

#### Accessibility

Brompton Court is a gated complex. All areas are wheelchair accessible. Situated in the centre of Bournemouth and within walking distance of the town centre and beaches.

#### Lifestyle

Brompton Court is a Grade 2 listed building and retains many original features. The former chapel is now the Owners lounge. A good social programme including coffee mornings, music nights, cheese and wine evenings, quiz nights, summer barbeques and special events. The Hobbies Room affords a place for like-minded people to meet for a game of scrabble, Bridge or jigsaw making. New Owners are accepted over 65 years of

age.

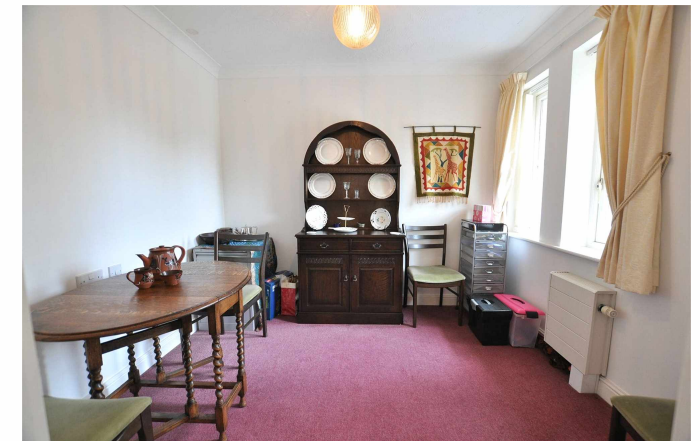
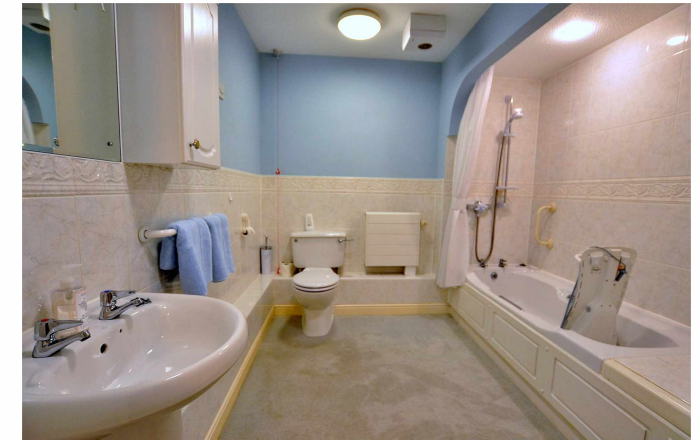
Pets are welcome (subject to terms of the lease).

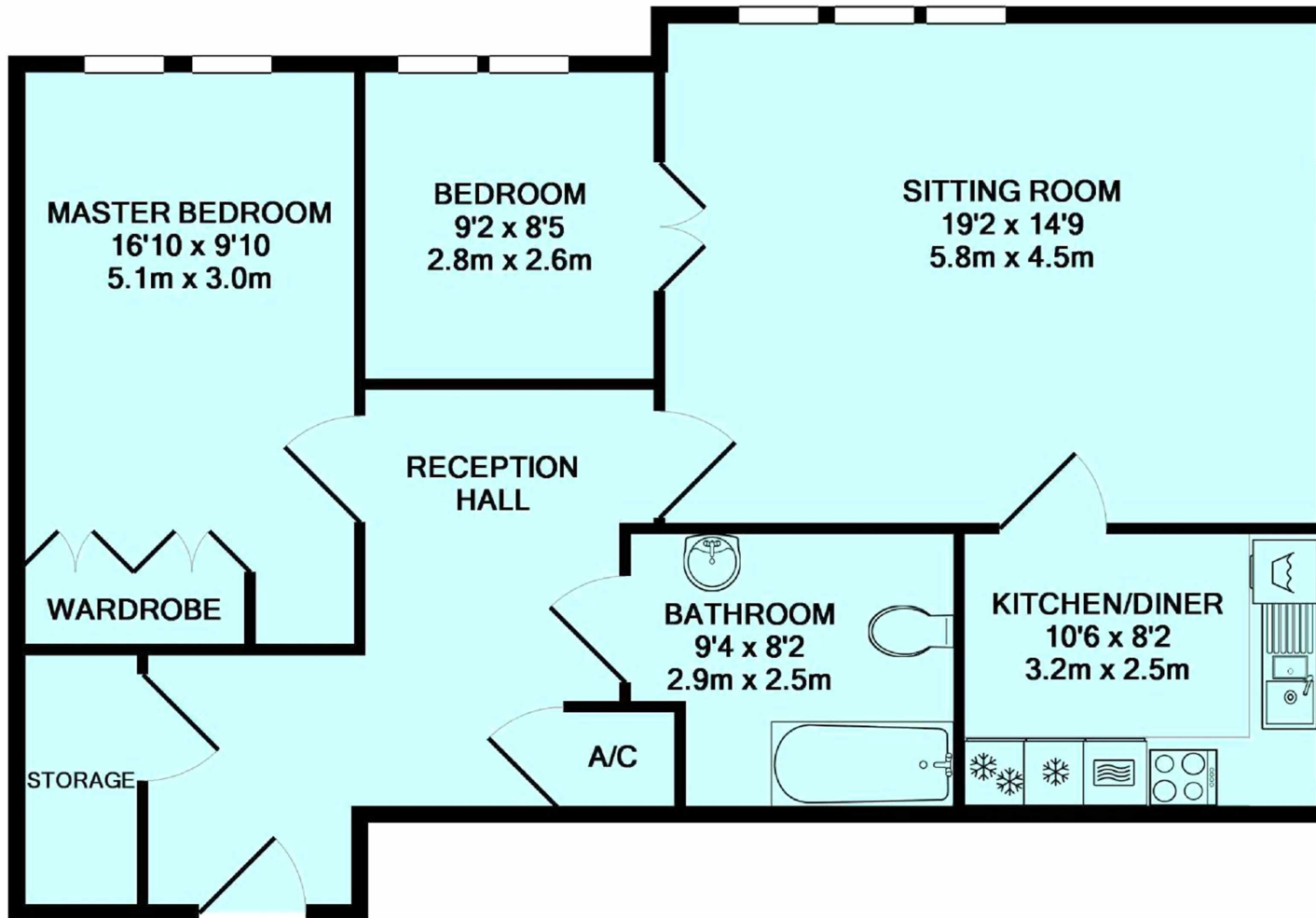
Tenure

Leasehold 125 years from 2000.

Manager's note

This is a well-established development, in a wonderful location overlooking the Central Gardens in Bournemouth. It is an oasis in the centre of the town. We are excellently positioned for local facilities and promote friendly, professional, caring support for an independent lifestyle. Many Owners have lived at the Court for a long time. They are extremely friendly and sociable and make newcomers very welcome.





TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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