



Flat 16, St. Marys Court, 59 Belle Vue Road, Bournemouth, BH6 3DF

Guide Price **£179,950**



Bedrooms



Living



Bathroom



Residents Parking



EST
1992

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Two Bedroom Retirement Apartment – Direct Garden Access!

A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT IN A POPULAR RETIREMENT DEVELOPMENT. BOASTING DIRECT ACCESS TO COMMUNAL GARDENS TO THE REAR OF THE BLOCK, THIS APARTMENT IS A MUST SEE!

Offering two double bedrooms, the subject apartment is a good size and is well positioned in the block, located on the ground floor with easy access to the communal facilities on offer, as well as boasting direct access to the communal gardens.

The development offers a full range of resident's benefits which include exceptionally well-maintained communal gardens, a resident's lounge, a laundry room, residents parking and house manager.

St. Mary's Court is just a short distance (0.7 miles) from Southbourne Grove, with its array of independent shops, cafes and transport links into Bournemouth, Poole & Christchurch. Access onto the area's associated 7 miles of sandy beaches stretching from Sandbanks Peninsula in the west to Mudeford Spit in the East is straight forward, via Gordon's zigzag that can be found just 0.6 miles from the development.

Accessing the block via the main entrance with entry phone system, you pass the house manager's office and the well-presented communal resident's lounge – ideal for activities and socialising with other resident owners.

Entering the subject apartment, you are immediately met with the hallway, offering doors to all principle

rooms, and housing two good sized storage cupboards.

The living room is a good size offering plenty of space for large sofa suites and additional living room furniture. A UPVC door then opens out into the block's well kept communal gardens.

The kitchen, accessed off the living room via a glass panelled door, is a good size and is fitted with an eye level electric oven, plenty of eye and base level storage units and also has space for an under-counter fridge and freezer.

Bedrooms one and two are both double rooms, benefitting from pleasant outlooks over the communal gardens and are serviced by the well-appointed shower room, fitted with a walk-in shower cubicle, low-level flush w/c, hand wash basin with vanity unit below and a wall mounted heated towel rail.

A fantastic example of a retirement apartment in a popular location, to arrange your viewing Today, contact our seller's chosen sole agents!

COUNCIL TAX BAND: D

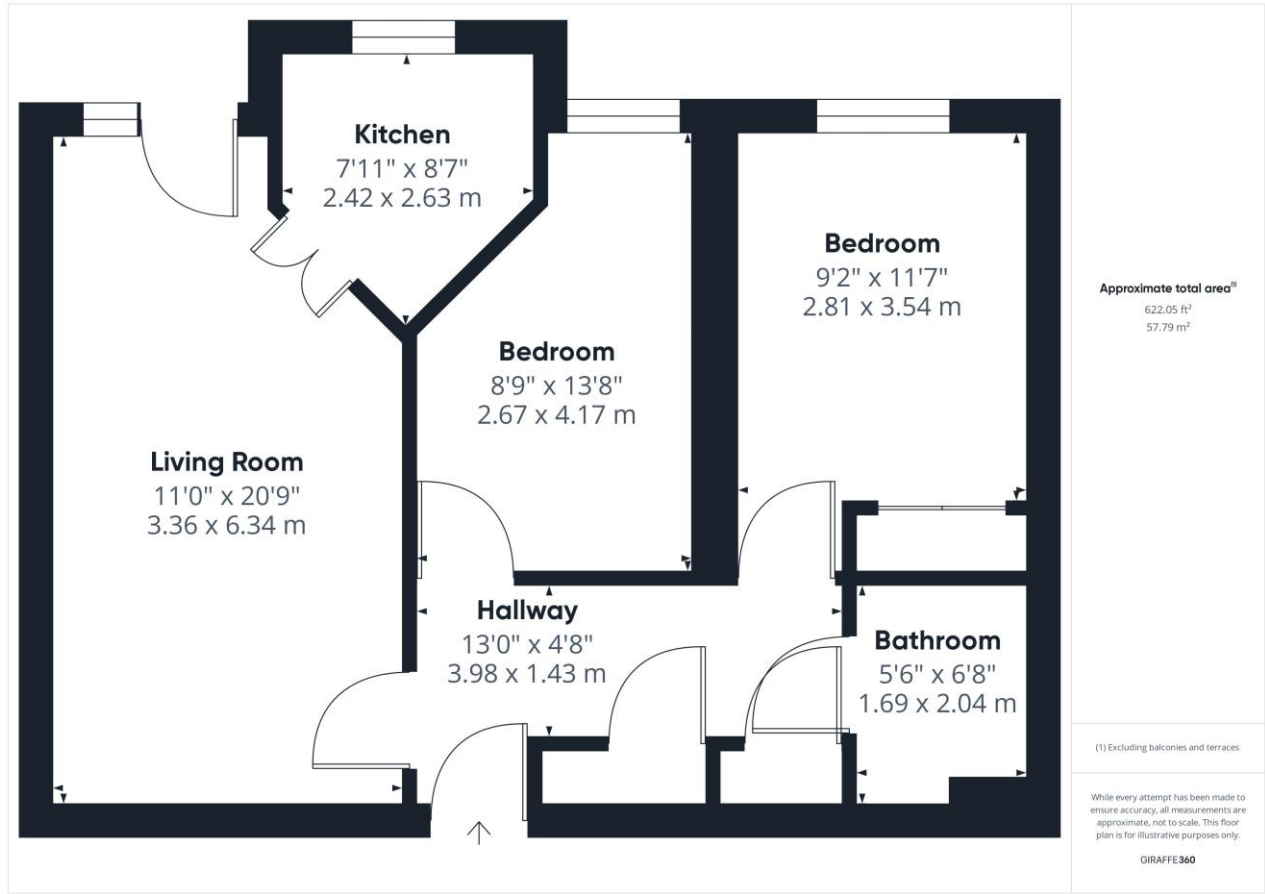
TENURE: LEASEHOLD

We are informed that there are approximately 93 years remaining on the lease. Maintenance is charged at approximately £4,317 per annum and Ground Rent at £522 per annum.

Please note whilst given in good faith this information has not been verified and any interested party should seek confirmation from their legal representative.



KEY POINTS
Two Bedrooms
Ground Floor
Patio/ Garden Access
House Manager
Communal Facilities
Residents Parking



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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