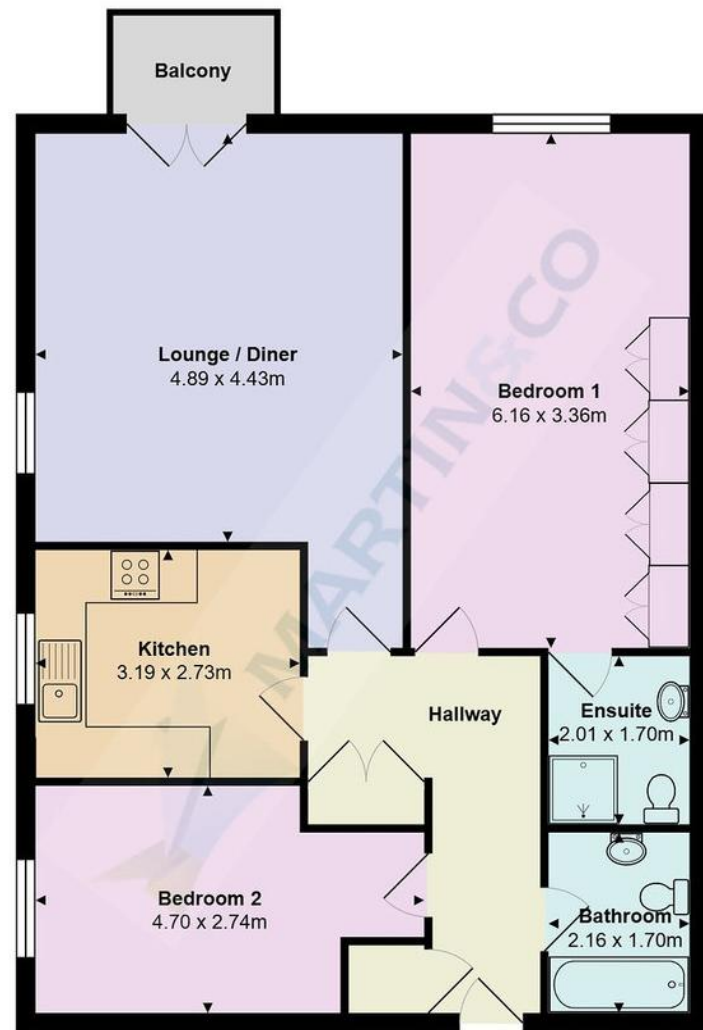


Property Location Bournemouth



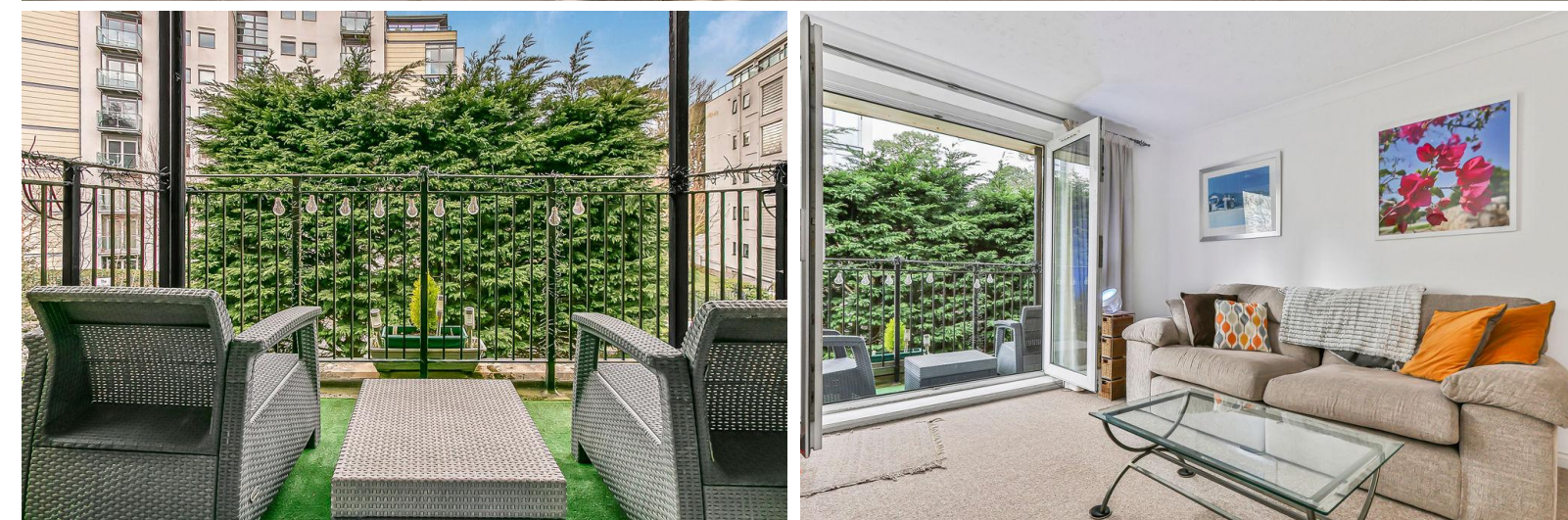
Total Area: 83.1 m² (excluding balcony)

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 Peter's Road, Bournemouth

Asking Price Of £245,000

Martin & Co Bournemouth

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MARTIN&CO

MARTIN&CO



First Floor Apartment

2 Double Bedrooms

En-Suite

Secure Gated Development

South Facing Balcony

Long Lease of 973 Years

Short Distance to the Beach

Allocated Parking Space

Share of the Freehold

Chain Free Vendor

Close to Town Centre



Why you'll like it

Martin and Co are very pleased to offer to the market this First 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 Melford Court is a very popular block. Situated in Bournemouth Town Centre, the property is located just a short walk to shops, bars, restaurants and attractions, including The Award Winning Sandy Beaches and Pier.

Once in the property we find an 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 including henry the hoover.

The master bedroom offers plenty of room for a king size bed, chest of draws and benefits from a large wall of wardrobes with mirrored doors. The master bedroom is carpeted and has the added bonus of its very own en-suite 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 wardrobes and king size bed.

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

The lounge is a warm space with a carpeted floor and double doors that lead you out on to the south facing balcony offering views of the well-tended gardens. It makes the ideal entertaining space for your family or guests.

Cook up a treat in the kitchen which provides 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. There is plenty of work top space and a tiled floor for easy maintenance.

The property has one allocated off street parking space and there is a visitor permit for parking in the development. The property is situated a short walk from the local amenities and attractions of Bournemouth, Bournemouth Pier and the Award-Winning Sandy Beaches.

Agent's Notes:
Tenure: SHARE OF THE FREEHOLD
Length of lease: 973 Years Remaining
Annual ground rent amount: £0.00
Annual service charge amount: £2273.46
Council tax band: E
Pets: Not Permitted
Holiday Lets: Not Permitted
All Main Services are Connected.



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

