

## 8 St Marys Court

Belle Vue Road, Bournemouth, Dorset, BH6 3DF



**PRICE: £145,000**

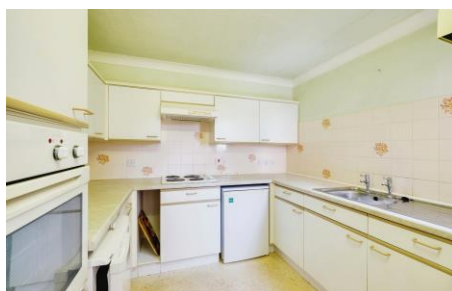
**Lease: 125 years from 1992**

### Property Description:

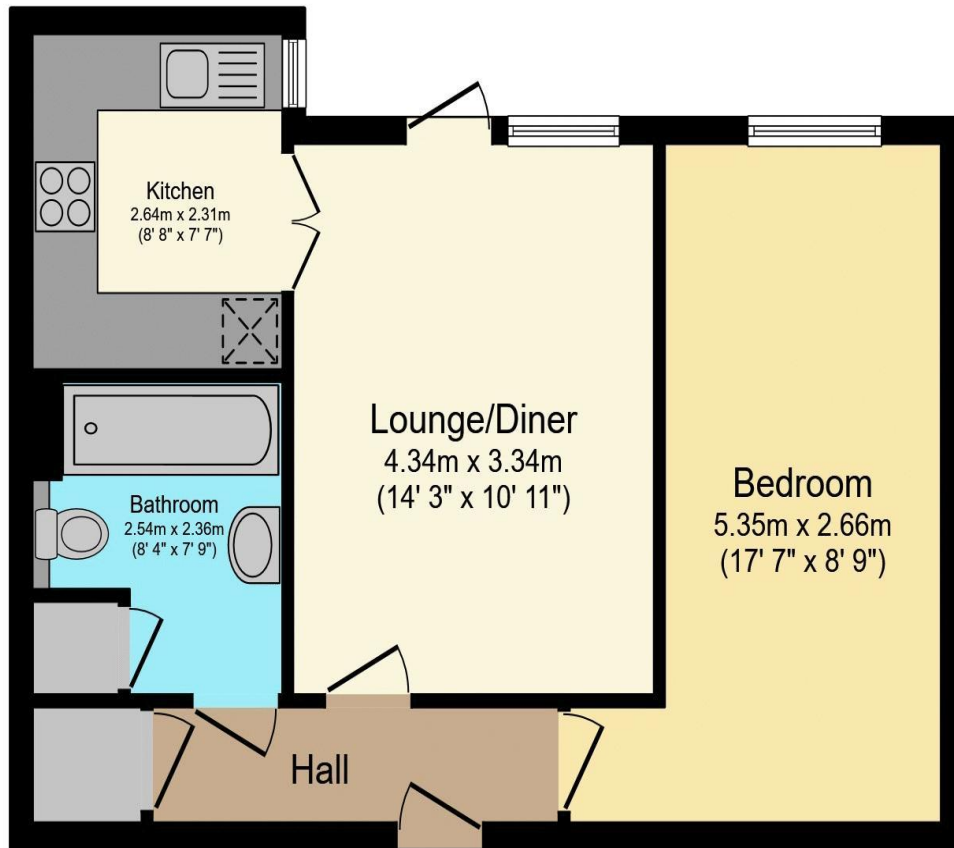
A ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH ACCESS TO COMMUNAL GARDENS St Mary's Court is located just a few minutes walk from the beach and spectacular cliff walks, this flat is in a great location, with shops, eateries and pubs nearby at Southbourne Crossroads. Frequent bus services put historic Poole and Bournemouth districts within easy reach. The Development was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 2 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years (or in the event of a couple, one must be over the age of 60 years and the

Residents' lounge  
Development Manager  
24 hour emergency Appello call system  
Lift to all floors  
Minimum Age 60

Guest Suite  
Communal Laundry facilities  
Lease: 125 years from 1992  
Service Charge £2878.26 Ground Rent  
£474.74



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 47.0 m<sup>2</sup> (506 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31.08.24**

**Annual Ground Rent:**

**£474.74**

**Ground Rent Period Review:**

**2036**

**Annual Service Charge:**

**£2878.26**

**Council Tax Band:**

**D**

**Event Fees:**

**1% Transfer**

**1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.