

Estate Agents



Auctioneers



**Belle Vue Road, Southbourne, Bournemouth. BH6 3DF
£175,000 Leasehold**

Two Bedroom Second Floor Retirement Apartment
Entrance Hall | 20' Lounge/Diner | Kitchen
Two Double Bedrooms with Fitted Wardrobes | Bathroom

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£175,000 Leasehold

St Mary's Court is a popular and highly regarded over 60's development situated on Belle Vue Road and just a short distance from shops and amenities at Southbourne Crossroads and Southbourne Grove. A regular bus service travels along Belle Vue Road, making Tuckton, Christchurch, Southbourne and Bournemouth all within easy reach; Southbourne's clifftop is just a short walk away, with the golden sandy beaches below.

Amenities within St Mary's Court include a Site Manager, communal lounge, immaculately maintained communal gardens, laundry facility and guest suite. Flat 42 is located at the front of the building on the second floor - A spacious two bedroom apartment is rarely available to the market and must be viewed to appreciate.

The entrance hall has a large airing cupboard and second storage cupboard. The 20' living room overlooks the front and has plenty space for lounge and dining room furniture. The fitted kitchen has a range of cupboards at base and eye level with contrasting work surface and a window overlooking the front aspect; there is a built in oven, four ring electric hob, stainless steel sink with drainer and space for a fridge-freezer.

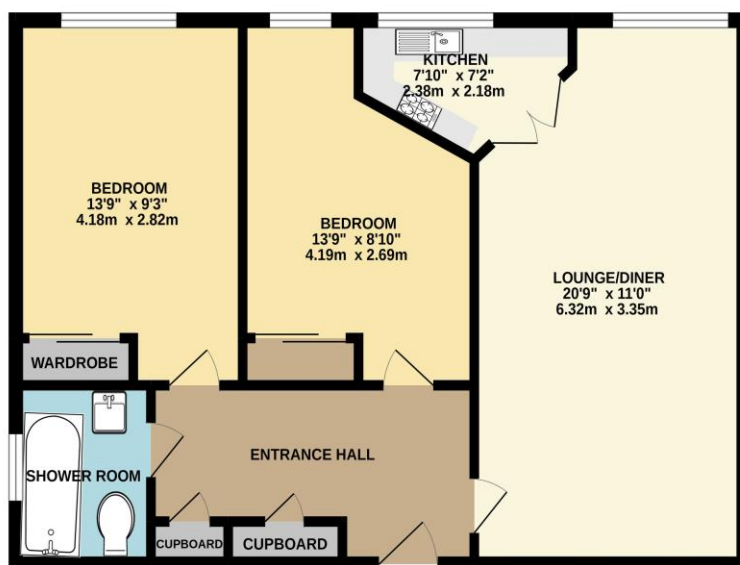
The first bedroom is a spacious double size with built-in double wardrobe; bedroom two also has a fitted wardrobe. The bathroom offers a bath with shower, wash hand basin and w/c.

Outside, the property is set within well tended communal grounds. The communal garden offers a patio and seating area as well as a variety of flowering, shrubs, tree lined borders and bedding plants. There is off road parking in the car park to the front of St Marys Court, subject to availability.

Lease: 125 Years from 1992
Maintenance: £1,736.20 - every 6 months
Council Tax Band: D

Ground Rent: £261.11 - every 6 months
EPC Rating: To be confirmed

FIRST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
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