

Slades

A well presented one bedroom second floor retirement apartment set in popular block on local bus routes to Southbourne, Christchurch, Bournemouth and further afield.

**Belle Vue Road,
Southbourne, Bournemouth, Dorset BH6 3DF**



PRICE: £101,000

**Viewing: By appointment only via Slades Estate Agents:
Open for viewing 7 days a week!**

Tel: (01202) 428555 or email: enquiries@sladessouthbourne.co.uk

Directional Note: From our office in Southbourne proceed in the direction of Christchurch into Southbourne Road, then continuing into Belle Vue Road, where the subject property can be found on the right hand side.

St Mary's Court is conveniently situated on local bus routes into Bournemouth, Christchurch and further afield as well as just a short distance from local clifftops and their associated sandy bathing beaches.

St Mary's Court comprises of 44 apartments arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Care-line response system. There is a communal living room with kitchen facilities, on site laundry room, guest suite and well maintained southerly facing communal gardens.

The subject apartment can be found on the second floor and can be accessed via both stairs and a lift.

The entrance hall is of a good size with a built in cupboard and doors leading to the living room, bedroom and shower room.

The living room is a generous size, measuring over 17' in length and benefitting from a large UPVC double glazed window to the front aspect overlooking the well maintained communal gardens and Belle Vue Road. There are numerous power outlets, telephone and television points and an emergency pull cord as well as night storage electric radiators.

A set of double partly glazed doors opens up onto the small but well equipped kitchen which has a built in eye level oven, electric hob and space for a small fridge. There is enough storage for cutlery, pots and pans and a double glazed window looks out onto Belle Vue Road.

The double bedroom is large enough for a double bed or bigger and has a set of built in wardrobes offering hanging and shelving facilities. There is a UPVC double glazed window to the front aspect, numerous power points and an emergency pull cord.

The shower room comprises of a modern fully tiled walk in shower cubicle, low level flush WC and vanity wash hand basin with storage below. There is a UPVC double glazed obscured window to the rear aspect.

Externally, St Marys Court benefits from well maintained communal gardens set to both the front and rear of the development. They can be accessed directly from the communal residents lounge and offer a pleasant patio area with seating with the remainder being laid to lawn.

There is residents permit parking to the front of the development.

Approximate room sizes are as follows:

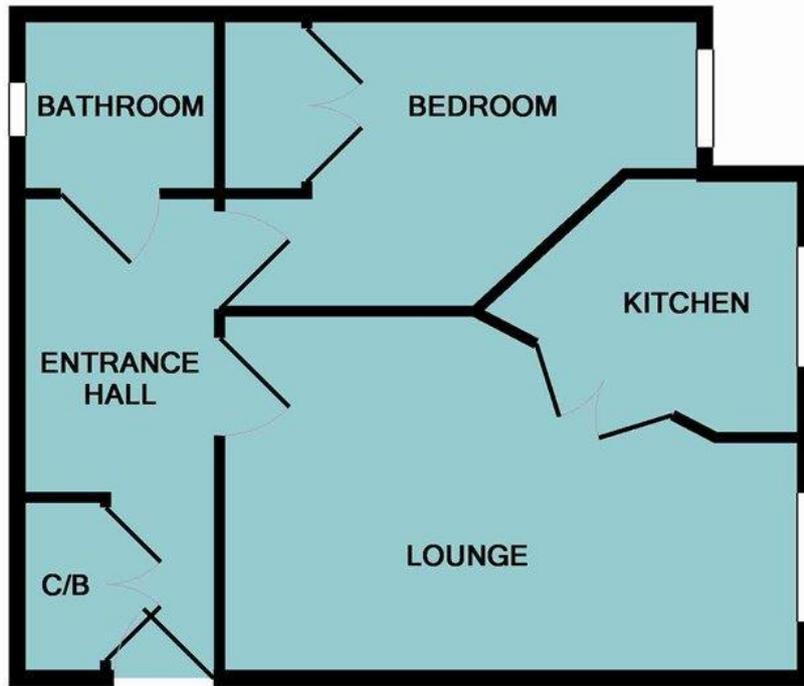
LIVING ROOM: 17'2 x 10'11 max (5.23m x 3.33m max)

BEDROOM: 14'3 x 8'10 max (4.34m x 2.69m max)

KITCHEN: 8'7 max x 7'9 max (2.62m max x 2.36m max)

SHOWER ROOM: 6'0 x 5'5 (1.83m x 1.65m)

MAINTENANCE: We understand the property is Leasehold with approximately 101 years remaining on the lease. We understand a Maintenance Charge is payable which amounts to approximately £1,628.83 P.A and ground rent of £237.37 payable half yearly approximately. This information has not been verified and should not be relied upon as statement of fact but it is given in good faith for guidance only.



TOTAL APPROX. FLOOR AREA 40.9 SQ.M. (441 SQ.FT.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	