



St Stephens Road
Bournemouth, Dorset

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A spacious two double bedroom first floor apartment within an exclusive retirement development, ideally situated within easy reach of Bournemouth Town Centre, award-winning beaches, and conveniently close to main bus routes and transport links. This gated complex benefits from beautifully maintained gardens, a restaurant offering a three-course lunch daily, a laundry service, an owners' lounge within a beautiful chapel, and an excellent social programme.

On entering the property, you are welcomed into a spacious hallway that provides access to all accommodation. An impressive living/dining leads to a modern fitted kitchen with a dual aspect. The principal bedroom, overlooking the side aspect, benefits from fitted storage, while bedroom two is also a generous double. Completing the accommodation is a large bath/shower room comprising a hand wash basin, bath, WC, and walk-in shower. Two large cupboards offer ample storage for the apartment.

The development benefits from a duty manager on site 24/7 and an extremely helpful team present onsite. Emergency callouts are available between 11 PM and 7 AM, with one and a half hours of service time per week. The fantastic restaurant facility offers a three-course lunch every day. Lift access is available to all levels within the main building, with residents' space including a lounge, dining room, guest suite, hobbies room, and the incredible chapel forming the owners' lounge.

The social programme features coffee mornings, music nights, cheese and wine evenings, quiz nights, summer barbecues, and special events. The Hobbies Room provides a space for like-minded individuals to gather for games of Scrabble, bridge, or jigsaw puzzles. New owners are accepted over 60 years of age and pets are welcome (subject to the terms of the lease).

Externally, there are landscaped gardens with a patio area, buggy store, and car parking. A particular feature of the development is an exclusive lift for residents that provides access to the High Street with a level walk into the town centre. There is ample resident and guest parking, including an electric car charging point.

MONTHLY SERVICE CHARGE: £619 per month
SERVICE CHARGE PERIOD: 1 April 2024 - 31 March 2025
12 MONTH GROUND RENT: None payable
LENGTH OF LEASE: 125 Years from 01/11/2000
RESALE FEES:

Less than 12 Months - 1% Transfer Fee and 0.5% Reserve Fund Contribution
12-24 Months - 2% Transfer Fee and 0.5% Reserve Fund Contribution
24 Months + - 2% Transfer Fee and 1% Reserve Fund Contribution

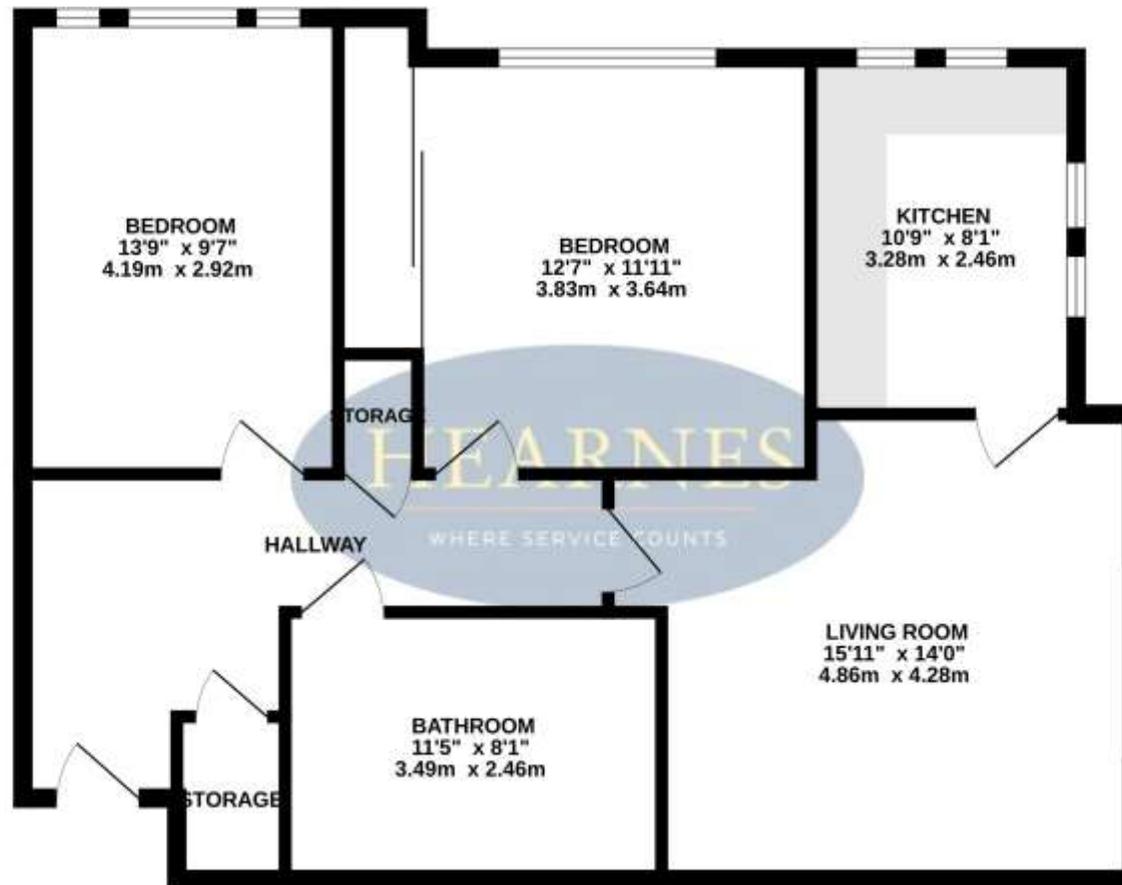
Council Tax Band - F

EPC Rating - C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



FIRST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

Whilst 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 as to their operability or efficiency can be given.
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