

Estate Agents



Auctioneers



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

**£137,500 - Leasehold**

Ground Floor Flat | Direct Access To Communal Garden | Warden Assisted Living Spacious Lift To All Floors | Lounge/Diner | Bedroom | Kitchen | Bathroom

# Belle Vue Road, Southbourne, Bournemouth, BH6 3DF

This sunny ground-floor flat offers a direct view of the secluded lawns and trees in the secure rear garden at St Mary's Court. Facing south, it provides direct access to the garden and patio. The bright and spacious lounge leads into the kitchen, which features storage units, an oven, and a hob. Off the hallway, there is one bedroom with a large fitted wardrobe and a lovely garden view. At the opposite end of the hallway, a storage room is positioned next to the bathroom, which includes a bath/shower, W.C., and basin.

St Mary's Court provides the comfort of warden-assisted living, allowing residents to enjoy a large communal lounge and participate in relaxing activities and social events. The atmosphere is warm and inviting, with day-to-day facilities such as a guest suite and laundry room conveniently located nearby.

Just a few minutes' walk from the beach, this flat is in an exceptional location, with shops, eateries, and pubs nearby at Southbourne Crossroads. Residents can enjoy breathtaking cliff walks along the beautiful coastline and appreciate the natural beauty of Christchurch Harbour's protected wildlife. Frequent bus services make historic Poole and Bournemouth easily accessible, with stunning beaches, golden sands, and picturesque beachside huts adding to the charm of this special area.

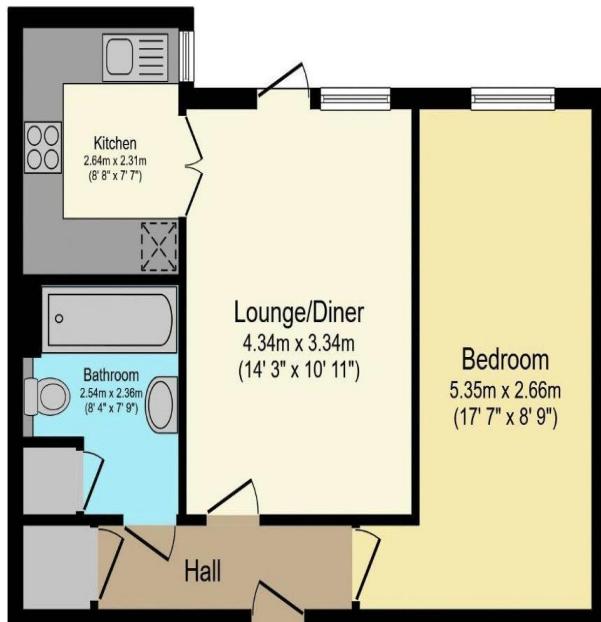
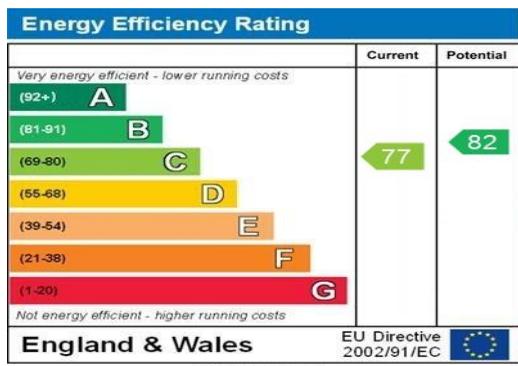
- 24-hour emergency Appello call system
- Residents' lounge Development Manager
- Minimum Age 60 Guest
- Suite Communal Laundry facilities
- Lift to all floors

Tenure: Leasehold - 125 years from 1992

Service Charge £3,207.04 Ground Rent £474.74

Council Tax Band: D

EPC Rating: 77 | C



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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). Powered by [www.focalagent.com](http://www.focalagent.com)