



Connells

Compton Court Belle Vue Road
Bournemouth

Compton Court Belle Vue Road Bournemouth BH6 3BP

for sale offers in excess of
£120,000



Property Description

Compton Court is a purpose-built retirement development constructed by McCarthy & Stone, comprising 32 apartments arranged over four floors, all serviced by a lift. Residents benefit from the support of an on-site Development Manager, who can be contacted from within each apartment in case of an emergency. When the Development Manager is off duty, a 24-hour Appello emergency call system provides additional peace of mind.

This apartment offers well-planned accommodation including an entrance hall, living room, fitted kitchen, and two bedrooms, and a bathroom. Compton Court is designed exclusively for independent retirement living, and it is a condition of purchase that at least one resident is aged 60 years or over.

The property features a communal lounge area and kitchen where residents can enjoy various activities such as bingo, coffee mornings and quiz nights. It also offers a care line system, a laundry room and communal gardens. There is easy access to Southbourne with a bus stop outside. It is a short walk to Tuckton bridge, a riverside pub restaurant and numerous local shops in Tuckton as well as the riverside tea gardens and accessible walks leading to Hengistbury Head.

Approach

Neatly landscaped gardens and illuminated pathway leads to the communal entrance

accessed by a security system. There is a lift which serves all floors.

Entrance Hall

Secure entry phone system. Cupboard housing water tank. Doors to all rooms.

Lounge

Double aspect room to the rear and side. Wall mounted electric fire. Electric radiator. Doors to the;

Kitchen

Range of matching wall and base units with laminate worktops over. Space for under counter fridge and freezer. Tiled splashbacks. Eye level oven. Inset electric hob.

Bedroom 1

Double glazed window to the rear aspect. Built in mirrored wardrobes. Electric radiator. TV point.

Bedroom 2

Double glazed window to the rear aspect. Electric radiator.

Shower Room

Three piece suite comprising a large shower enclosure. Low level WC. Pedestal wash hand basin. Extractor unit.

Outside

Parking is on a first come first served basis. Well maintained communal grounds with an area for seating.

Agent Notes:

Lease: 125 years 1 July 2002

Service Charge: £5214 per annum

Ground Rent: £942.84 per annum

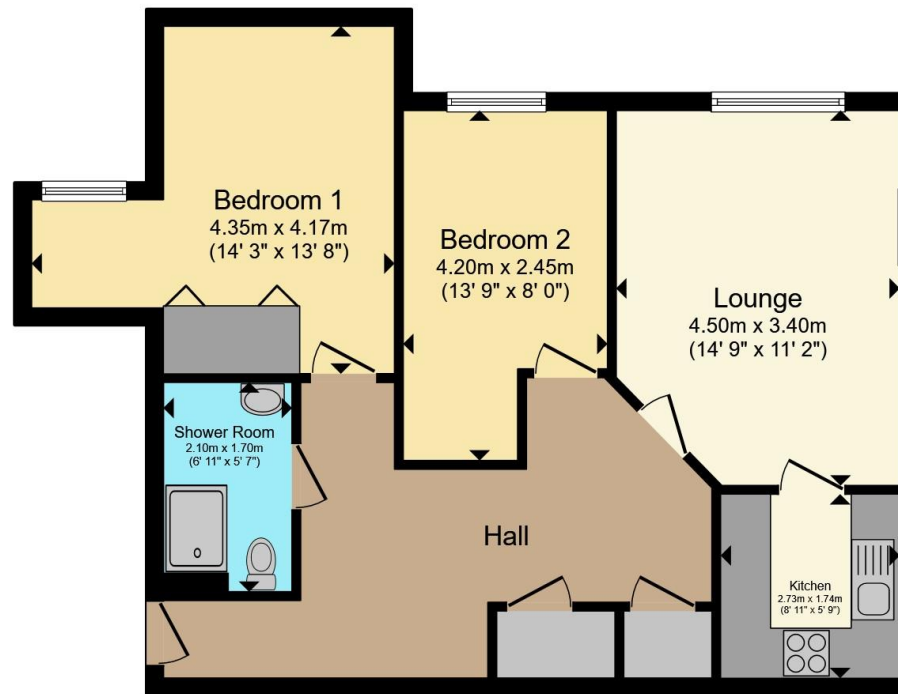
Council Tax Band - BCP Council Tax Band D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Floor Plan

Total floor area 64.9 m² (699 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.propertybox.io



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: D

Service Charge:
 5214.00

Ground Rent:
 942.84

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306778

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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