



**St Peters Court  
St Peters Road  
Bournemouth  
Dorset  
BH1**

**Offers in Excess of £55,000**

**bettermove** 

# St Peters Road

## Bournemouth

Bettermove are proud to present this 1 bedroom retirement flat in Bournemouth, available with no forward chain, and welcoming over 60's only.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with private, residents parking available.

The council tax band is B.

This is a leasehold property with 86 years remaining on the lease; the ground rent is £440.00 per annum, and the service charge is £2,400.00 per annum.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, one double bedroom, with built in wardrobe, and a family bathroom. The property also benefits from resident's facilities, including a daytime development manager, laundry room, residents lounge, and communal gardens, perfect for enjoying the summer months.

Located in the popular coastal town of Bournemouth, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Bournemouth Train Station, a variety of local bus routes, and quick access to the A35.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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