



BROMPTON COURT, ST STEPHENS ROAD, BOURNEMOUTH, DORSET, BH2

£125,000 LEASEHOLD

This ground floor luxury retirement apartment is situated within the sought after Grade 2 listed Brompton Court development which is situated in a secluded position in the town centre of Bournemouth surrounded by beautiful communal grounds. Brompton Court is its unique retirement development completed in 2000 by Bovis Homes. On site amenities include a residents lounge within the former chapel, an excellent social program for the residents, a hobbies room and an excellent residents restaurant to name just a few of the

One Bedroom | Ground Floor | Luxurious Retirement Development |
Garden Views | Walk in Wardrobe | Town Centre Location | Vacant
Possession | Resident Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk



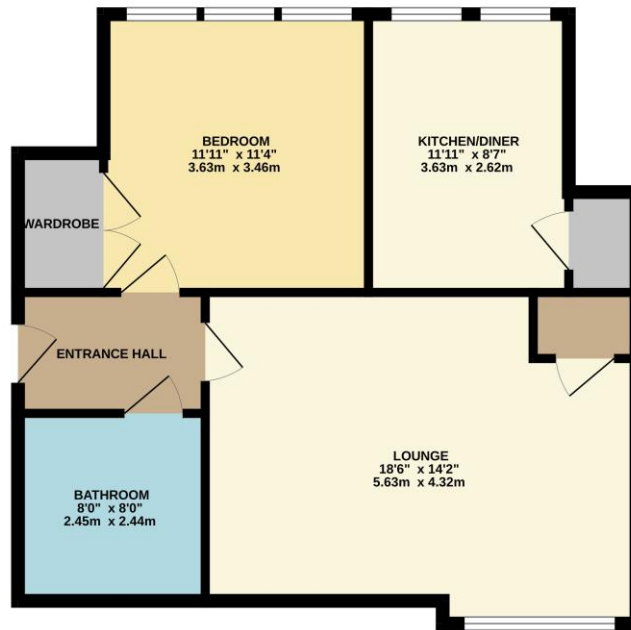
DESCRIPTION

Brompton Court is a well-appointed, secure gated retirement development in the heart of Bournemouth town centre. Some of the more notable benefits of the development are a 24 hour team of house managers, communal dining hall offering a three course lunch every day, on site laundry, guest suite for friends and family, immaculate landscaped grounds and resident parking, emergency pull cords to each apartment and lifts to all levels.

The apartment is situated on the ground floor and is accessed via a well presented communal hallway. The hallway includes doors to principal rooms. The lounge is a great size with garden views from the large double glazed window. The kitchen diner is fitted with a range of base and eye level units, integrated appliances as well as a useful storage cupboard.

The bedroom is a generous double room with views over the front aspect via the three bright windows. In addition there is an extremely large walk in wardrobe. The modern fitted shower room comprises a double shower cubicle, WC and wash hand basin.

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.
Made with Floorplan 02/23

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: E

TENURE: Leasehold 100 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £9000pa

AT A GLANCE

- One Bedroom
- Ground Floor
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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