



Flat 18, The Pinnacle, 57 St. Peters Road,
Bournemouth BH1 2LH

Guide Price
£189,995



Bedrooms



Living



Bathroom



Underground Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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HOLIDAY LETS PERMITTED!!!

HOLIDAY LETS PERMITTED!!! A WELL PRESENTED ONE BEDROOM APARTMENT, BENEFITTING FROM A LOVELY OPEN PLAN LIVING AREA, SECURE UNDERGROUND PARKING AND A SOUTH WESTERLY FACING BALCONY!

Situated just a short distance from Bournemouth train station (0.8 miles), Bournemouth Town Centre (0.5 miles) and the area's associated seven miles of Sandy Blue Flag beaches (0.6 miles) – the property is very conveniently located.

Entering the subject apartment, you are immediately met with the spacious hallway benefitting from space for hanging coats and storing shoes, and hosting doors to all principle rooms as well as two sizeable storage cupboards.

The open plan living area is a real feature of the apartment, boasting a fully fitted kitchen to include an upright fridge freezer, dish washer and washing machine as well as a low-level electric oven and hob with extractor over.

The living area itself is a good size and offers plenty of space for large sofa suites and additional living room furniture. A floor to ceiling window offers a pleasant outlook over the communal grounds, and a door leads out onto the apartment's private, south westerly facing balcony.

The Bedroom is also a good size, offering plenty of space for a double bed or larger, and boasting a large, fitted wardrobe. Again, a door allows access onto the apartment's private balcony.

Servicing the apartment is a well-appointed bathroom, fitted with a panel enclosed bath with shower over, w/c with enclosed cistern, hand wash basin and a heated towel rail.

Further benefits to the block include secure underground parking, lift access, secure entry phone system and the ability to carry out short term lettings!

NB: This property is being offered to cash buyers only.

To arrange your viewing, contact our seller's chosen sole agents TODAY!

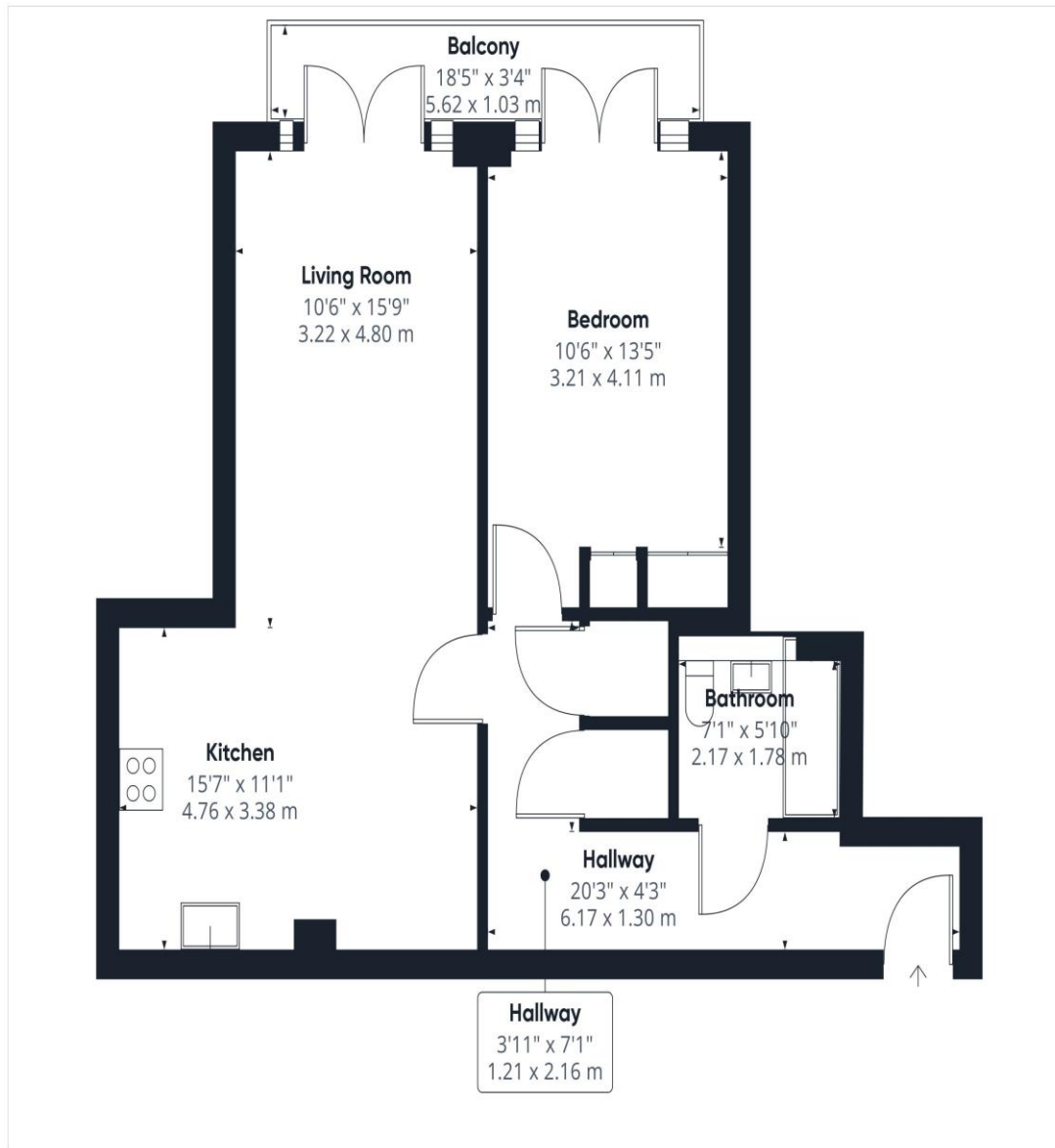
TENURE: LEASEHOLD - We are informed that there are approximately 976 years remaining on the lease. Maintenance is charged at approximately £3,000 per annum and Ground Rent at £399 per annum. Please note whilst given in good faith this information has not been verified and any interested party should seek confirmation from their legal representative before proceeding.

COUNCIL TAX BAND: D



KEY POINTS

- Holiday Lettings Permitted
- Long Lease
- Underground Parking
- South Westerly Facing Balcony
- Town Centre Location



Approximate total area⁽¹⁾
685.2 ft²
63.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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