



FLAT 6
COMPTON COURT
247 BELLE VUE ROAD
BH6 3BP

ASKING PRICE
£150,000
LEASEHOLD

“ A spacious one bedroom, ground floor retirement apartment enjoying a range of facilities and activities, in a convenient location, close to the local amenities.”

Winkworth

for every step...

ASKING PRICE £150,000

One Double Bedroom
Spacious Living / Dining Room
Ground Floor
Private Patio
Allocated Parking
Over 60's
Site Manager & 24 Hour Call

EPC: B | COUNCIL TAX: D | LEASEHOLD 103 YEARS REMAIN-
ING | MAINTENANCE £3210 P/A INCLUDES USE OF LAUN-
DRY ROOM AND WATER | GROUND RENT £350 P/A | NO
HOLIDAY LETS | PETS BY CONSENT

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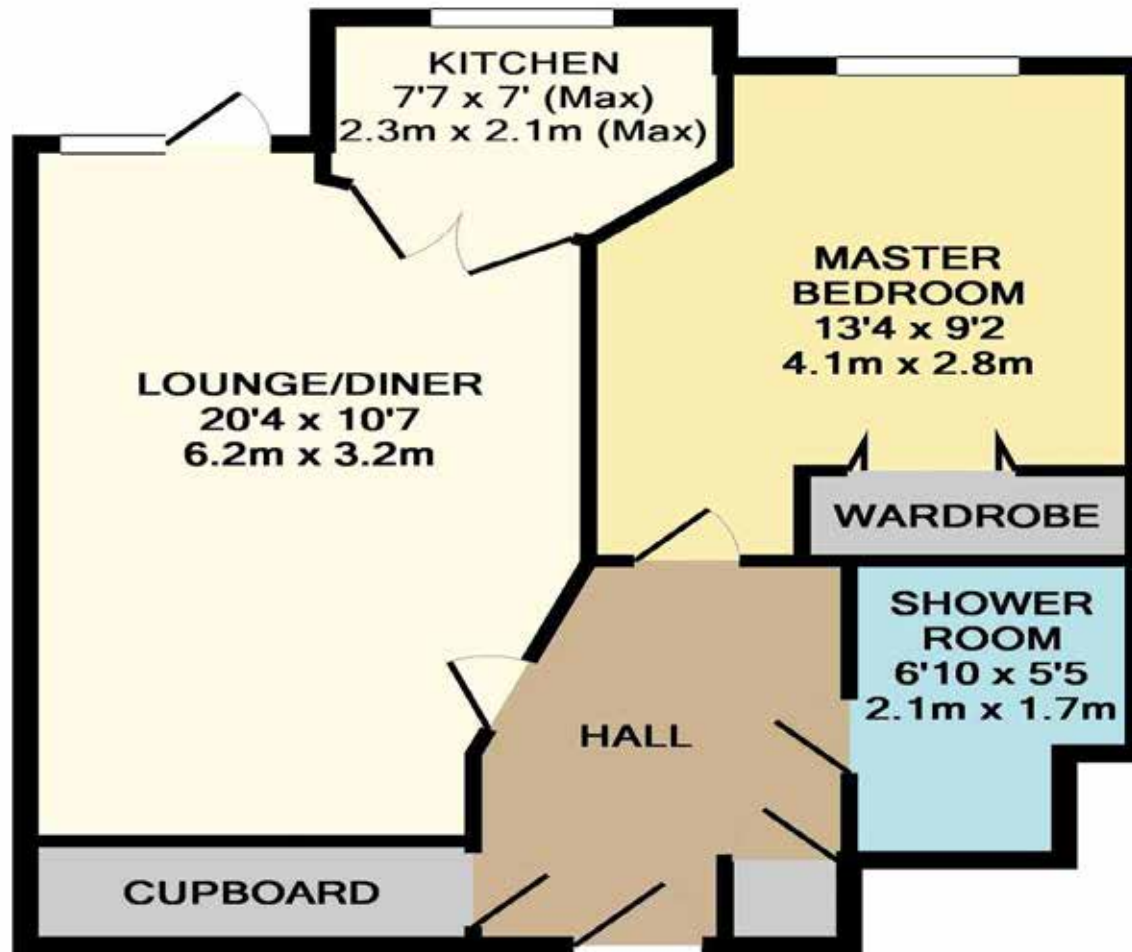
Why Compton Court?

Compton Court is a retirement development, constructed by McCarthy & Stone in 2002. The development is ideally located just 550 metres to Tuckton village where you will find a parade of shops and a Tesco Express. Approximately 400 metres is Wick, a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity. The closest bus stop is just 66 metres, taking you to Southbourne with its vibrant high street which has been rejuvenated over recent years to include a number of independent cafes, restaurants and convenience shops.

This one double bedroom, ground floor flat enjoys an open plan lounge / dining room with a door giving direct access to the private patio. The kitchen is well equipped with a mid height oven, integrated hob with overhead extractor with space and plumbing for washing machine and under counter fridge / freezer.

The bedroom is double in size, benefitting from sliding mirrored built in wardrobe. The bathroom includes a large shower cubicle, vanity unit with built in wash hand basin and wc with non slip flooring.

The communal facilities include a resident's lounge with regular activities, laundry room, guest suite and a communal garden. There is also residents parking to the rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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
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Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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