



17 COMPTON COURT, 247 BELLE VUE ROAD

TUCKTON, BH6 3BP

ASKING PRICE - £140,000







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A spacious and modern, one bedroom retirement apartment situated on the first floor with a range of facilities and activities, in a convenient location, close to the river and local amenities.

Winkworth Southbourne are delighted to offer for sale, this well present-ed and generously sized, double bedroom apartment, situated in an over 60's development, originally constructed by McCarthy Stone in 2002, with a site manager and a 24 hour emergency call system.

The apartment is accessed via a lift to the first floor, on entering the spa-cious hallway you will be amazed by the significant size of the apartment and the layout of the living space.

The generous lounge / dining room features a wonderful feature fireplace with a modern, electric fire, a reading nook as well as a separate alcove suitable for a work space or crafting area. The dining table is currently sit-uated in front of the Juliet style sliding door which opens up over the front lawn area.

Through the frosted glass doors is a modern kitchen with a range of appli-ances, including a ceramic hob and electric oven.

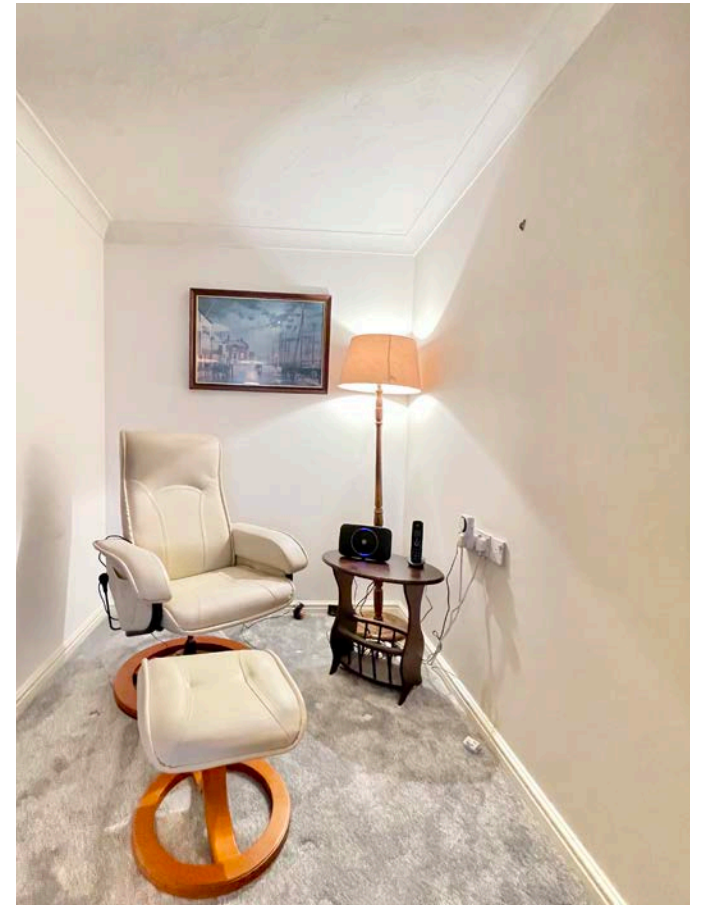
The shower room is fully tiled and has a glass enclosed shower with a WC and hand wash basin.

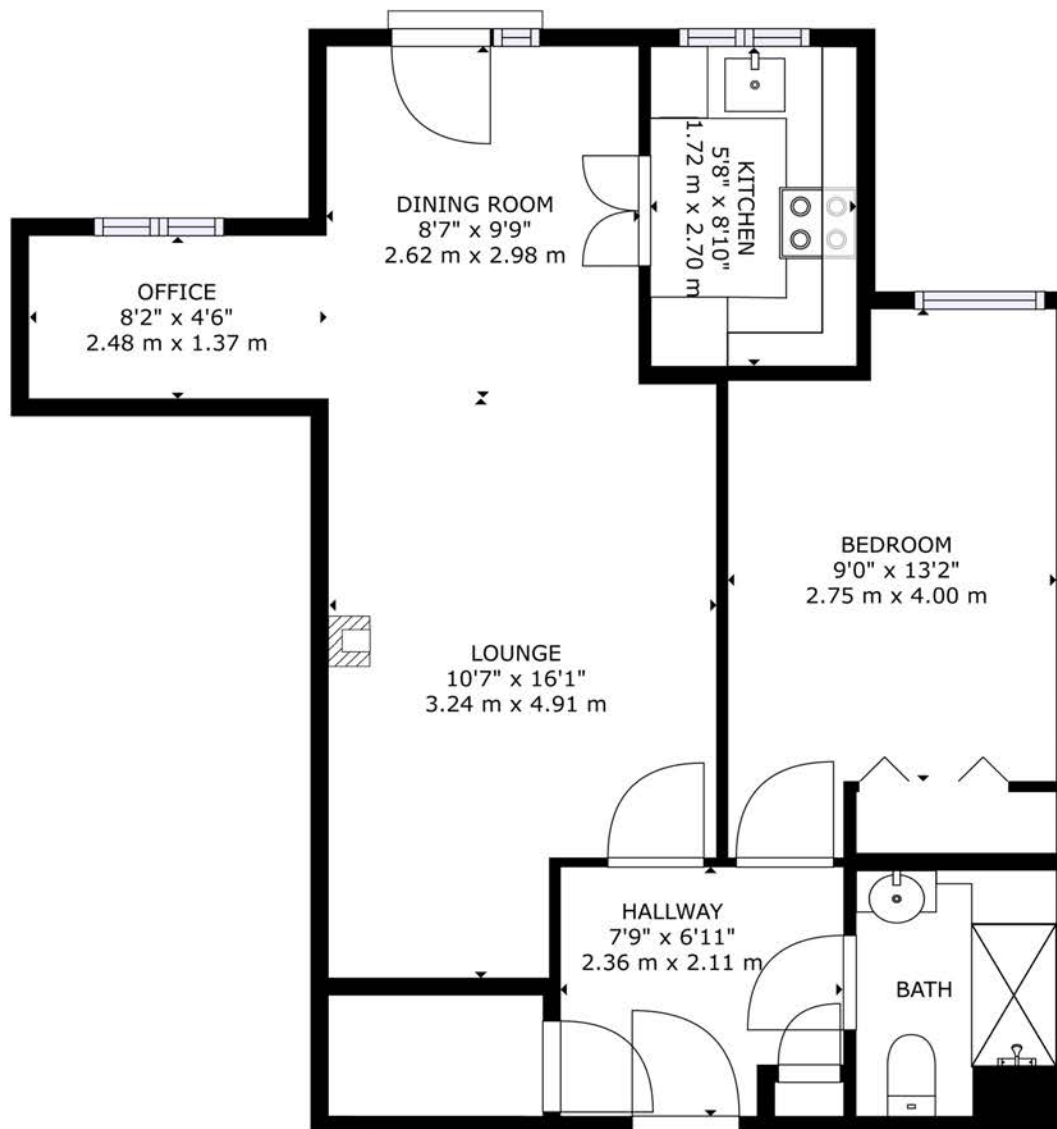
The large double bedroom features built in, mirror fronted wardrobes and an aerial TV point with a front aspect window.

There is ample storage space in the flat including a large cupboard off the hallway. 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 and pets are permitted by license.

Double Bedroom | Shower Room | Spacious Living / Dining Room | Modern Kitchen | Ample Storage | Allocated Parking | 1st Port Managed | Over 60's Community | Pets By Agreement

EPC: B | COUNCIL TAX: D | LEASEHOLD - LENGTH 105 YEARS | MAINTENANCE £ 2734 | GROUND RENT £350





GROSS INTERNAL AREA
 FLOOR 1: 651 sq. ft, 60 m²
 TOTAL: 651 sq. ft, 60 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

DISCLAIMER:

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.



Tuckton is located within a short distance of Christchurch River and enjoys a number of river walks which in turn leads to Hengistbury Head with its award-winning blue flag beaches and a level walk promenade which extends through to Sandbanks. Tuckton has its own parade of shops ideal for the essential items.

A local bus service provides links to Bournemouth and Poole with a different shopping experience together with a number of restaurants and bars providing a vibrant nightlife. A local train station provides direct links to Southampton, Southampton Airport and London which is approximately 100 miles away.

Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Winkworth Southbourne

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