



1 Sandringham Court – Avon Road – Bournemouth - Dorset BH8 8SG

A one-bedroom ground floor apartment in a popular retirement development close to shops



1 Sandringham Court

Entrance hall • Sitting room • Bedroom •
Kitchen • Bathroom

£97,500 leasehold

Sandringham Court is an attractive development built in 1990 just north of the main A338 close to the town centre. It consists of 33 apartments in a single building on the corner of Bennett and Avon Roads.

A one-bedroom ground floor apartment in a convenient position.

Facilities include a resident scheme manager, emergency alarm system, communal lounge, guest facilities, lift, on-site parking and door entry system.

Attractive landscaped gardens.

Bournemouth is well situated with the A31 passing to the north and the A35 connecting with Dorchester about 30m to the west. There is the continental ferry terminal at Poole and Bournemouth International Airport offers direct flights amongst others to Europe. Fast trains to London (Waterloo) take about two hours.

125 year lease (from 1990), peppercorn ground rent and 60+ age covenant.

**For viewings please contact the
Estate Manager on 01202 391946 or
Fifty5plus on 01488 668655**



Sitting room



Bedroom



Kitchen

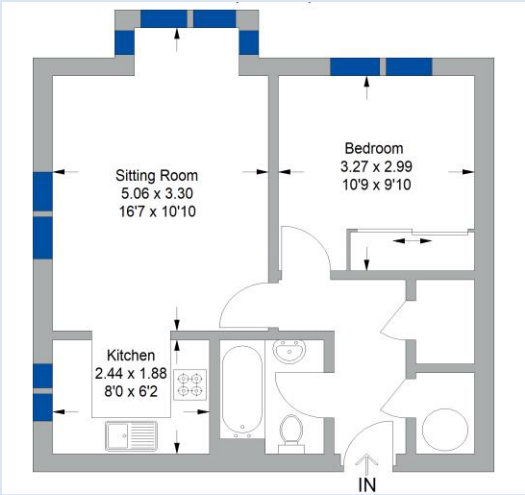
The Property

No 1 Sandringham Court is a one bedroom ground floor apartment with approximate room dimensions as follows: Entrance Hall with airing cupboard and storage cupboard. Double aspect sitting room (16'5" into bay x 10'8") East facing kitchen (7'4" x 6'2") Bedroom (10'7" including double wardrobe x 9'9") Bathroom with shower over the bath (6'6" x 6'2") Electric storage heating and double glazing.

Local shops are within walking distance of Sandringham Court. Bournemouth is one of England's premier south coast towns with wide tree lined avenues and beautiful landscaped gardens leading down to the cliff tops with long sandy beaches beneath.



Shower room



Directions to Sandringham Court

From the A338 Ringwood to Bournemouth Road as you approach the town exit onto Holdenhurst Road signposted A3049. Follow the A3049 over the A338 and proceed over the mini-roundabout passing Stour Road on your left.

At the traffic lights turn left into Bennett Road and take the second right into Avon Road and the entrance to Sandringham Court will be found on the right.

Approximate gross internals:
Total: m² / ft²
Energy Performance Rating: 68
Condition Code: C
Service charge: £2,124.10 p.a.
Council tax banding: C



Sandringham Court

Sandringham Court fronts the Avon and Bennett Roads in an established residential area of Bournemouth within walking distance of local shops. The town centre and railway station is a little more than a mile down the Bennett Road.

Services

There is a resident estate manager, residents' lounge, 24 hour alarm system, and guest room. There are attractive landscaped gardens surrounding the property. There is a lift to all floors and a security door entry system. Parking is in the central courtyard.

Location

Bournemouth is a famous seaside resort with wide avenues of elegant villas, gardens and parks set amongst the pine trees leading down to the sea. Well known for its mild climate the town offers the best of all worlds: an historic sea port in Poole to the west; a fine medieval priory in Christchurch to the east; seven miles of award winning, safe beaches; an internationally renowned orchestra plus superb shopping and leisure facilities.

The town still has an air of Victorian charm but at the same time a thriving commercial centre and a host of national stores. The Bournemouth International Centre has exhibitions and conferences and there are art galleries and many museums in the town including one devoted to Shelley. The Bournemouth Symphony Orchestra has an excellent reputation.

Further afield

Bournemouth is well situated for the road and rail network in the south of England with the A31 passing to the north of the town and the A35 connecting with Dorchester about 30 miles to the west.

European destinations are ever closer with the continental ferry terminal at Poole and Bournemouth International Airport which offers direct flights amongst others to Spain, Cyprus, Portugal and Ireland. Fast trains to London (Waterloo) take about two hours.



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