



ENGLISH COURT 3A, SURREY ROAD, BOURNEMOUTH, BH2

£275,000 SHARE OF FREEHOLD

An exceptionally spacious two bedroom two bathroom second floor apartment situated within close proximity to Bournemouth town centre as well as Westbourne Village. The property backs directly onto Bournemouth Gardens and also benefits from spacious accommodation, ample storage, south facing balcony, no chain and secure off road parking behind electric gates. The property is offered with no chain.

Two Bedrooms | Two Bathrooms | Second Floor | South Facing Balcony |
Bright Rooms | Gated Development | Backing onto Bournemouth Gardens
| No Chain | Secure Off Road Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



DESCRIPTION

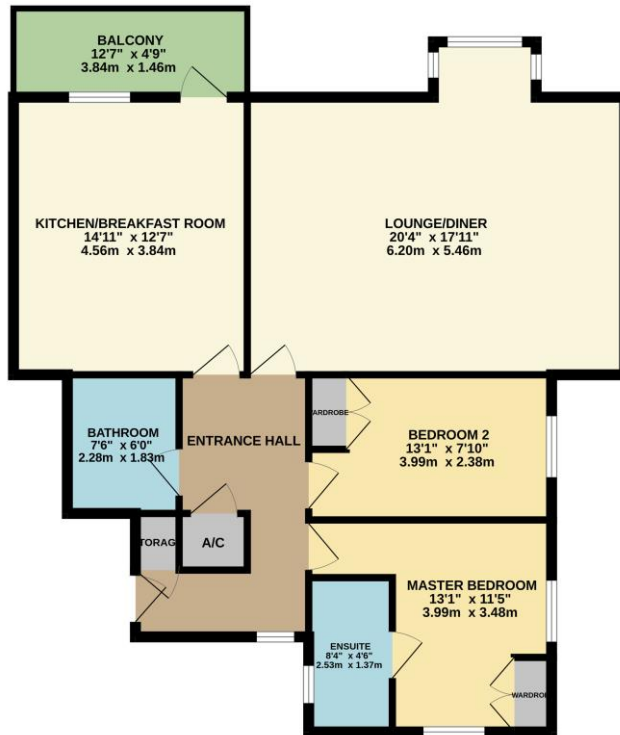
The property is accessed via well presented communal hallways where stairs or a lift provide access to the second floor and the private entrance to the apartment itself. The bright hallway includes a storage cupboard, airing cupboard and doors to principal rooms.

The lounge diner is a large room with ample room for a dining table and chairs to one end. There is also a feature bay window overlooking the front and southerly aspect. The kitchen breakfast room is fitted to include a range of base and eye level work units with space and plumbing for all domestic appliances. There is access onto the sunny balcony off the kitchen via a double glazed door.

There are two generous double bedrooms, the master of which benefits from a dual aspect overlooking Bournemouth pleasure gardens as well as an en suite shower room comprising shower cubicle, WC and wash hand basin. The main bathroom is part tiled and fitted to include a panelled bath/shower, WC and wash hand basin.

Outside there is a secure allocated parking space behind the electric gates as well as ample visitor parking on a first come first served basis.

SECOND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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 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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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: D

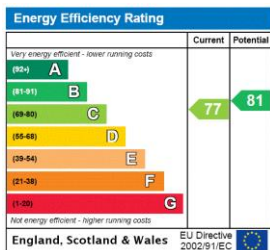
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1440 per annum

AT A GLANCE

- Two Bedrooms
- Two Bathrooms
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