



ALEXANDRA COURT, PINE TREE GLEN, BOURNEMOUTH, BH4

£250,000 LEASEHOLD

A spacious and well presented ground floor apartment which is situated in a superb position just a short walk away from the popular shops, bars and restaurants in Westbourne whilst also being close to the beach and good travel connections. The property benefits from well proportioned modern accommodation set within a small purpose built development.

Ground floor | Large lounge | Study | Two double bedrooms | Fitted kitchen | Two bathrooms | Patio | Off road parking | Central location

Westbourne | 01202 767633 |

Winkworth



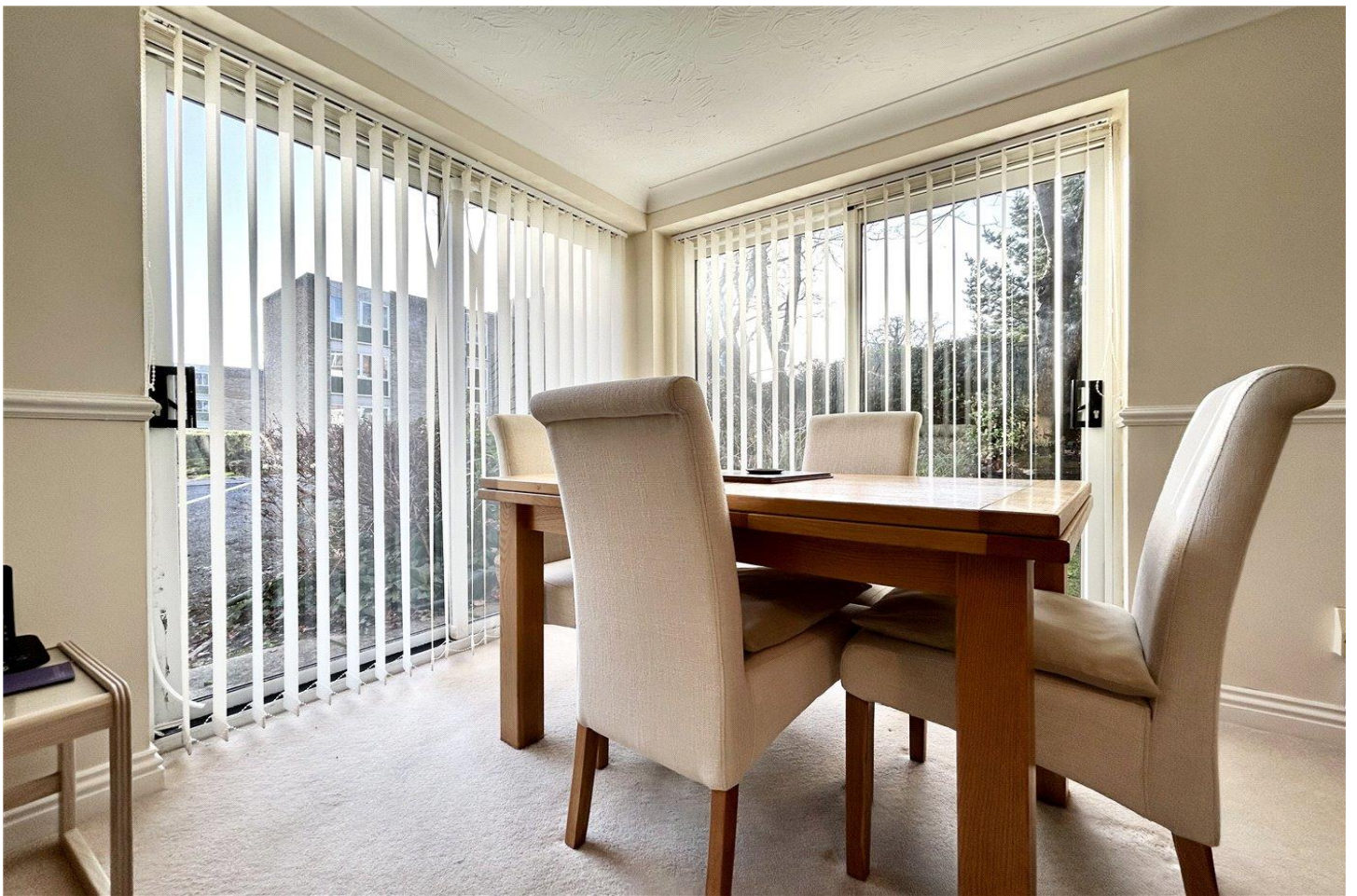
LOCATION

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

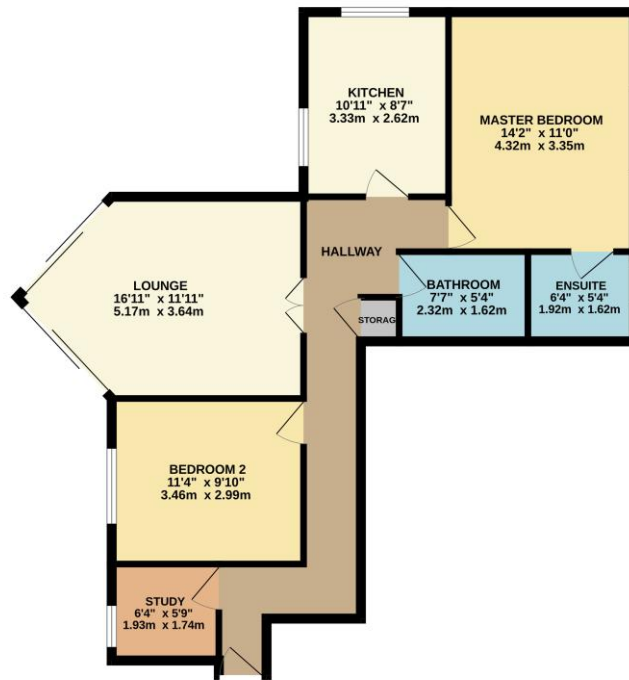
The apartment is situated on the ground floor and is accessed through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment houses a storage cupboard and doors to principal rooms.

The lounge is a particular feature of the property, enjoying a feature window to front aspect which gives access onto a private patio through sliding doors and there is ample room for dining table. The kitchen enjoys dual aspect windows range of base & eye level work units with space and plumbing for domestic appliances and there is a breakfast bar.

There are two generous double bedrooms, both with space for freestanding furniture and the added benefit of an ensuite shower room to the master. The family bathroom comprises of suite to include WC, wash and basin and panel bath with shower above. There is a versatile study room which could also be used as a nursery if required.

An allocated parking bay is conveyed with the apartment.

GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Figures contained herein, 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 herein 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

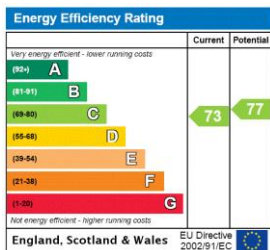
COUNCIL TAX BAND: C

TENURE: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Ground floor
- Large lounge
- Study
- Two double bedrooms
- Fitted kitchen
- Two bathrooms
- Patio
- Off road parking
- Central location



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