



PRINCESS GATE 7-9, PRINCESS ROAD, POOLE, BH12

£260,000 LEASEHOLD

A modern two bedroom two bathroom ground floor apartment situated within a gated development within easy reach of local amenities. The accommodation is modern throughout and has been extremely well looked after. There is ample storage, beautiful kitchen, spacious lounge diner with direct patio access via french doors. An allocated off road parking space is conveyed with the apartment.

Two Bedrooms | Two Bathrooms | Ground Floor | Gated Development |
Vendor Suited | Close to Shops | Ample Storage | Allocated Off Road
Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

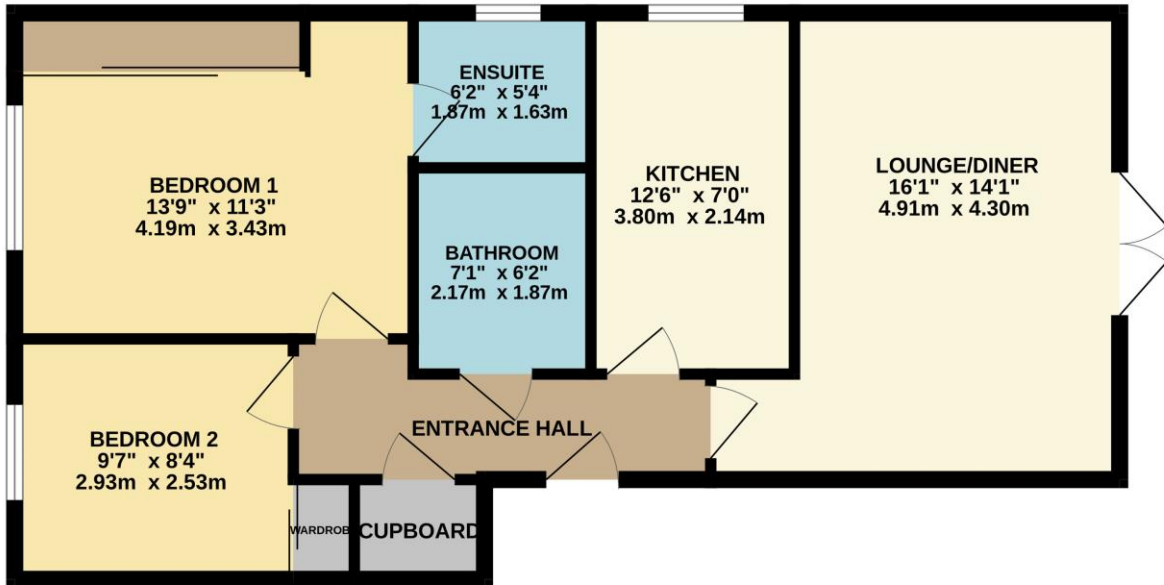
The property is accessed via secure electric gates then through the well presented communal hallway giving access to the apartment itself. The hallway includes a large storage cupboard as well as doors to principal rooms.

The lounge diner enjoys a sunny aspect as well as direct patio access via french doors. There is ample room for a dining table and chairs. The beautiful kitchen has been finished to a high standard and includes a range of base and eye level work units with integrated appliances.

There are two double bedrooms, the master of which benefits from a modern en suite shower room comprising a double shower cubicle, WC and wash hand basin. Both bedrooms have fitted wardrobes with sliding doors. The main family bathroom is fully tiles and includes a bath/shower, wash hand basin and WC.

Outside there is a sunny patio conveyed with the apartment as well as an allocated off road parking space behind the secure electric gates. Vendor suited.

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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: C

TENURE: Leasehold – 155 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: TBC

AT A GLANCE

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- Two Bathrooms
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- Gated Development
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