



FERNBANK, ST. STEPHENS ROAD, BOURNEMOUTH, BH2

£195,000 SHARE OF FREEHOLD

Fernbank is situated in a prime position being within walking distance of the excellent range of shops, bars and restaurants in Bournemouth town centre as well as Bournemouth Gardens which lead down to the award-winning sandy beaches and Bournemouth Pier. The apartment benefits from two double bedrooms, a spacious lounge diner and comes with vacant possession.

Ground floor | Two double bedrooms | Gas fired central heating | First come first serve parking | Prime town centre location | Walking distance to shops, bars and restaurants | Award-winning sandy beaches nearby. | Vacant possession

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 through the communal entrance where the apartment can be found on the ground floor.

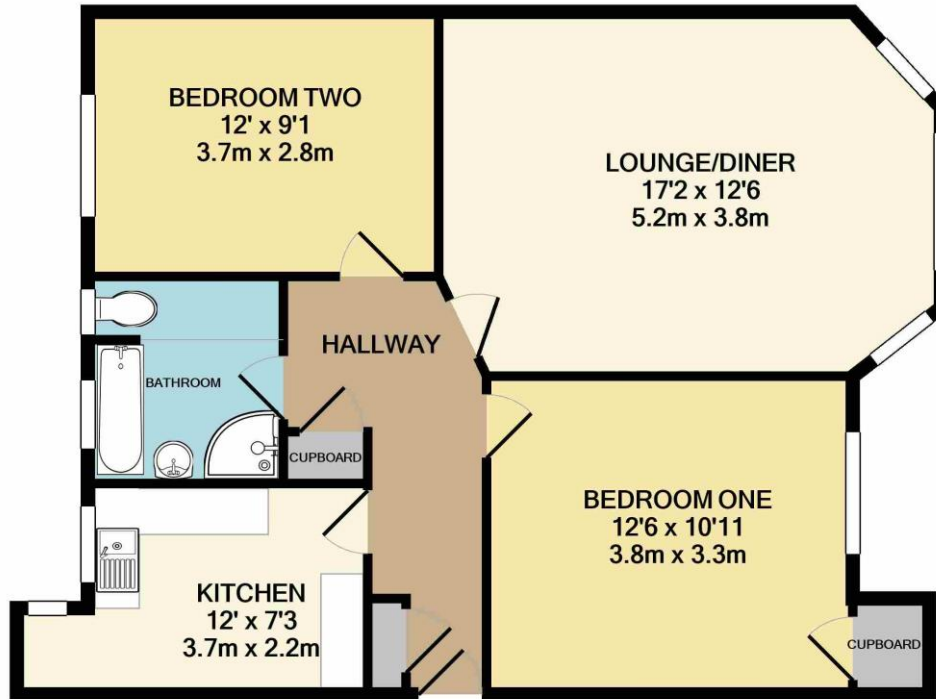
The entrance hallway provides access to all principal rooms and houses to handy storage cupboards.

The lounge diner is a spacious room with a large bay window enjoying a pleasant outlook and has plenty of space for a sofa suite and chairs as well as a dining table. The kitchen is fitted with a range of floor and wall mounted cupboard and drawer units with adjoining work surface areas, a built in oven and hob and space for further appliances as required. There is also a window enjoying a leafy aspect.

Both bedrooms are double rooms with the master benefiting from a built-in storage cupboard and both having a pleasant aspect.

The bathroom is fitted with a panel enclosed bath with shower attachment over, a wall mounted wash hand basin with vanity unit below, a concealed cistern WC and a separate shower cubicle. There are also two obscure glazed windows providing plenty of natural light to the bathroom.

Outside, there are some parking spaces which are on a first come first serve basis. The property is situated in a central location and is within easy reach of the excellent range of shops bars and restaurants in the town centre.



TOTAL APPROX. FLOOR AREA 656 SQ.FT. (61.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

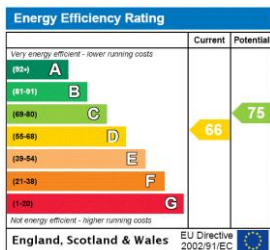
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP council

SERVICE CHARGE: £1500 per annum

AT A GLANCE

- Ground floor
- Two double bedrooms
- Gas fired central heating
- First come first serve parking
- Prime town centre location
- Walking distance to shops, bars and restaurants
- Award-winning sandy beaches nearby.
- Vacant possession



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