



**WOODSIDE, SURREY ROAD, BOURNEMOUTH, BH4**

**£250,000 LEASEHOLD**

An immaculately presented two double bedroom ground floor apartment that has been fully refurbished to a very high standard with modern contemporary fittings. The property is situated in a purpose built development which backs directly onto the Bournemouth Gardens and is just a short walk to Westbourne.

Ground floor | Two double bedrooms | Large lounge diner | New high spec kitchen | New contemporary bathroom | Private balcony | Underfloor heating throughout | Good storage

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.





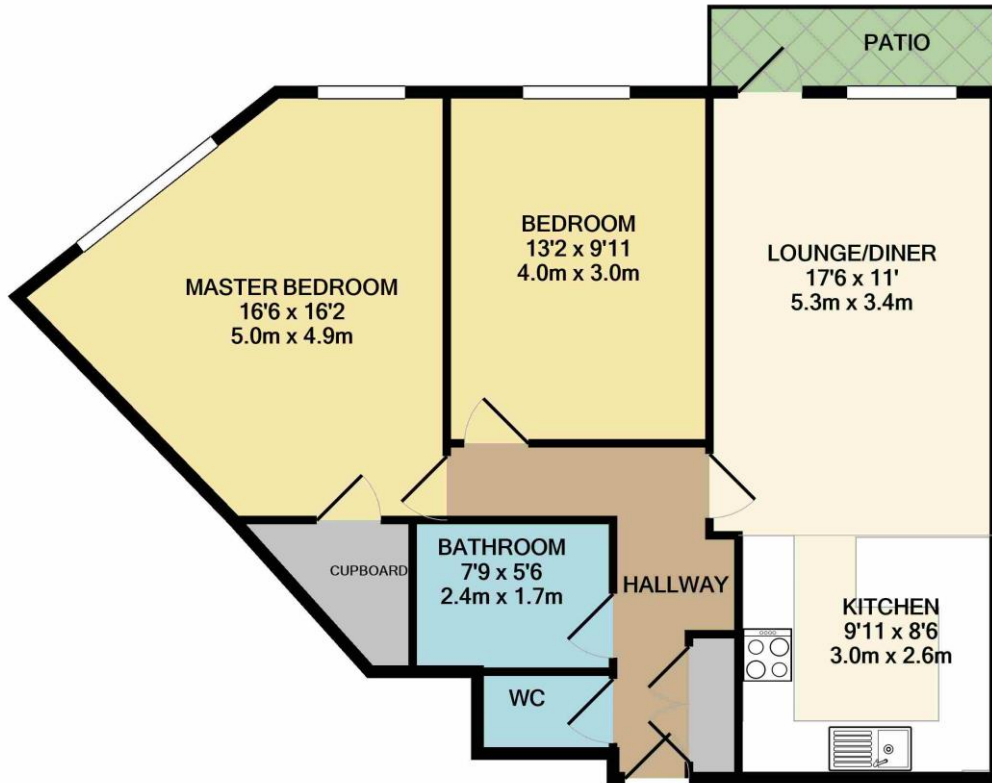
## DESCRIPTION

The property is situated on the ground floor and can be accessed via a communal entrance with well presented communal hallways or via direct access from the private balcony. The entrance hall houses a large storage cupboard with a mixture of shelving and hanging and doors to principal rooms.

The bright and very spacious lounge is a particular feature of the property having ample room for dining table and access onto the private balcony to a patio door. The newly fitted kitchen is fitted with a range of high specification base and eye level work units with space and plumbing for domestic appliances.

There are two very generous double bedrooms with the master bedroom having the added benefit of dual aspect windows and a very large walk-in wardrobe. The family bathroom comprises of a contemporary suite to include wash hand basin and shower bath. There is a separate WC.

The property has been completely re-wired as part of a comprehensive refurbishment process.



TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 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:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1400 per annum

## AT A GLANCE

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- New contemporary bathroom
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