



GREEN ACRES, MARLBOROUGH ROAD, BOURNEMOUTH, BH4

£275,000 SHARE OF FREEHOLD

A well presented and spacious ground floor apartment situated on the popular tree lined Marlborough road in Westbourne. The property is in good order throughout and set within a well managed development of privately owned apartments. The shops, bars and restaurants are a short level walk away as is the beach.

Ground floor | Two bedrooms | Large lounge | Dining hall | Fitted kitchen
| Modern bathroom | Garage | 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 apartment is situated on the ground floor which is accessed via a communal entrance with well presented communal hallways. A private front door leads in to the entrance hall which is currently arranged and is large enough to be used as a dining area. There is also a large storage cupboard which houses the modern combination boiler with further space for linen.

The lounge is a good size and enjoys a bright south aspect with access via a patio door into the enclosed balcony. The kitchen is fitted with a range of base units and wall shelves with space and plumbing for domestic appliances.

There are two bedrooms in total with the master bedroom, enjoying a south aspect with views over the communal gardens. The bathroom has been completely modernised by the current owner and comprises of a suite to include WC, wash hand, basin and large walk in shower.

A garage is conveyed with the property.

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



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

TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and prospective purchaser. The services, systems and appliances shown have not been inspected and their operability or efficiency can be given no guarantee. Made with Metropix ©2023

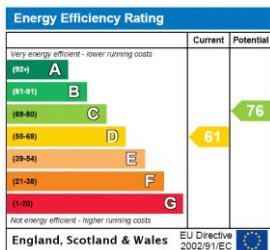
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Ground floor
- Two bedrooms
- Large lounge
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