



FLAT 4, NAPIER COURT, DURLEY GARDENS, BOURNEMOUTH, BH2

£110,000 SHARE OF FREEHOLD

A ground floor studio apartment with huge potential situated upon the Westcliff, just a short walk away from the beach as well as Bournemouth town centre. The property includes many character features including high ceilings, bay window and period coving however would benefit from internal refurbishment. Sold with vacant possession.

Ground Floor | Studio Apartment | Period Features | Storage | Clifftop
Location | Requires Refurbishment | Close to Town Centre | 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.



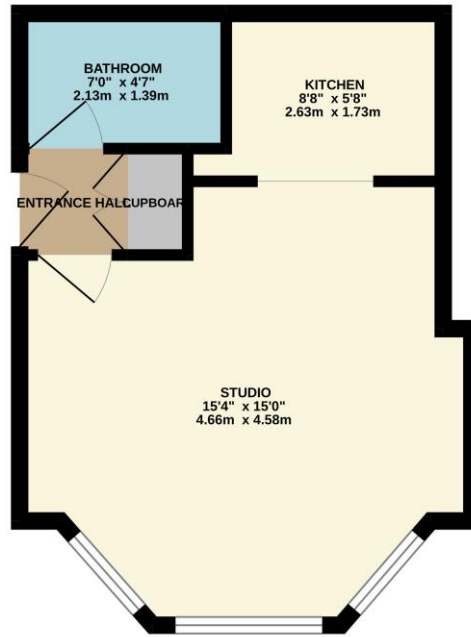
DESCRIPTION

The property is accessed down a flight of stairs which leads into a communal entrance and the private entrance to the property itself. The hallway includes a useful storage cupboard as well as doors through to the studio and bathroom.

The studio enjoys a feature high ceiling as well as a bright bay window towards front aspect and raised flower bed. There is ample room for a bed, sofa and table and chairs as required. The kitchen is accessed off the studio room via an opening and there is huge potential for a new kitchen to be installed offering a range of base and eye level work units with room for domestic appliances as well as a fitted cupboard. The bathroom currently comprises a panelled bath/shower, WC and wash hand basin.

Outside there are a number of parking spaces on a first come first serve basis. At the end of the cul de sac there is a walkway leading directly onto the Westcliff which leads down to Bournemouth's award winning beach.

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 285 sq.ft. (26.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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 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: A

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £742.52 per half year

AT A GLANCE

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- Storage
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